Strategic Housing and Employment Land Availability Assessment (SHELAA) Spring 2026

Part 6 of 9

Site Performance Summaries

April 2026

Chelmsford City Council

SHELAA Reference: CFS5	RAG Rating:	Red	25 March 2026

Site Address:	Land South of 1 Oak Cottages, Chalk Street, Rettendon Common, Chelmsford, Essex, CM3 8DD		
Parish:	Rettendon	Total Score:	97
Developable Site Area (ha):	0.01	Reason for discounted areas:	
Potential Yield:	0	Typology:	19
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Access is via a driveway off of Chalk Street. 1 tree protected under TPO/2002/83 within 100m			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS6	RAG Rating:	Amber	25 March 2026

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	25 March 2026

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	25 March 2026

Site Address:	Land South East of the Lion Inn, Main Road, Boreham, Chelmsford, Essex		
Parish:	Boreham	Total Score:	106
Developable Site Area (ha):	14.699	Reason for discounted areas:	Overhead power line (0.001ha)
Potential Yield:	252	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Potential vehicular access via The Chase. Woodland TPO TPO/2002/085 possibly with veteran trees, near boundary to the south west.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	No evidence of landowner/s support with submission. Site not within promoters ownership.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS10	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS11	RAG Rating:	Amber	25 March 2026

Site Address:	Barn at Little Longs Chatham Green, Little Waltham, Chelmsford, Essex		
Parish:	Little Waltham	Total Score:	120
Developable Site Area (ha):	0.04	Reason for discounted areas:	
Potential Yield:	1	Typology:	22
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Accessible via a right of way.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS12	RAG Rating:	Amber	25 March 2026

Site Address:	Land North East of Recreation Ground, Chatham Green, Little Waltham, Chelmsford, Essex		
Parish:	Little Waltham	Total Score:	110
Developable Site Area (ha):	0.6	Reason for discounted areas:	
Potential Yield:	12	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Gated road access.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS13	RAG Rating:	Green	25 March 2026

Site Address:	Land South East of Tyrells Cottages, Main Road, Boreham, Chelmsford, Essex		
Parish:	Boreham	Total Score:	105
Developable Site Area (ha):	6.975	Reason for discounted areas:	Electricity lines (0.025ha)
Potential Yield:	120	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Woodland TPO, TPO/2002/085 possibly with veteran trees, near boundary to the south east.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Electricity Pylons run through the site.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS14	RAG Rating:	Red	25 March 2026

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 siteIn adjacent site there is an infill pond with category 4 containation.		

Availability Criteria:		Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector	
Land Condition	3	Low intensity land uses	
Legal Constraints	5	Site does not face any known legal issues	
Planning Permission or Allocation	22/02304/OUT received, yet to be determined		
Comments on Availability	Site currently in use for other purposes.		

Achievability Criteria:		Achievability Rating:	Green
Viability	5	Development is likely viable	
Timescale for Deliverability	5	Up to 5 years	
Comments on Achievability			

SHELAA Reference: CFS17	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to grade 2 listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS18	RAG Rating:	Amber	25 March 2026

Site Address:	Land North of White Elm Cottage, Hyde Lane, Danbury, Chelmsford, Essex		
Parish:	Danbury	Total Score:	91
Developable Site Area (ha):	0.52	Reason for discounted areas:	
Potential Yield:	10	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. The site is accessed from Hyde Lane. Site has a tree belt protected by TPO/2013/013 to the east of the site. This tree belt may contain veteran trees.Land adjacent was a petrol station and opposite a former gravel pit.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS19	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS20	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access and services from Barn Mead. Wholly covered by TPO/2013/034.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Overhead supply cables run through site.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS22	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS23	RAG Rating:	Red	25 March 2026

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			

SHELAA Reference: CFS24	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS25	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS27	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS28	RAG Rating:	Amber	25 March 2026

Site Address:	Land Opposite The Old Rectory, Mashbury Road, Chignal St James, Chelmsford, Essex		
Parish:	Chignal	Total Score:	113
Developable Site Area (ha):	0.17	Reason for discounted areas:	
Potential Yield:	5	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Site has road frontage & 2 entrances via 5 bar gates. Adjacent to buildings of local value.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS29	RAG Rating:	Green	25 March 2026

Site Address:	43 Dorset Avenue, Great Baddow, Chelmsford, Essex, CM2 9UA		
Parish:	Great Baddow	Total Score:	118
Developable Site Area (ha):	0.07	Reason for discounted areas:	
Potential Yield:	2	Typology:	19
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Domestic residential dropped kerb provides access.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS31	RAG Rating:	Red	25 March 2026

Site Address:	Land West of Hands Farm, Radley Green Road, Highwood, Ingatestone, Essex		
Parish:	Highwood	Total Score:	95
Developable Site Area (ha):	0.52	Reason for discounted areas:	
Potential Yield:	10	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Barn conservation on adjacent site showed PAH and TPH present.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Right of way over the land. Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS32	RAG Rating:	Amber	25 March 2026

Site Address:	Allotment Gardens, Seymour Street, Chelmsford, Essex		
Parish:	Chelmsford	Total Score:	95
Developable Site Area (ha):	0.2	Reason for discounted areas:	
Potential Yield:	6	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	0	Site faces known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Statutory allotment site. Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS33	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:		Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation	
Public Transport	5	Site is within 400m walking distance of one or more services	
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network	
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access	N/A		
Designated Heritage Assets	5	Site does not contain any designated heritage assets	
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3	
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1	
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints	5	Ground treatment is not expected to be required	
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation	
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre	
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	
Comments on Suitability	Outside of DSB. In range of bus stops. TPO/2005/030 on northern boundary, may be a veteran tree		

Availability Criteria:		Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector	
Land Condition	4	Established single use	
Legal Constraints	5	Site does not face any known legal issues	
Planning Permission or Allocation	N/A		
Comments on Availability	Site currently in use for other purposes.		

Achievability Criteria:		Achievability Rating:	Green
Viability	5	Development is likely viable	
Timescale for Deliverability	5	Up to 5 years	
Comments on Achievability			

SHELAA Reference: CFS34	RAG Rating:	Red	25 March 2026

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	25 March 2026

Site Address:	Land South West of Hillcroft Marigold Lane, Stock, Ingatestone, Essex		
Parish:	Stock	Total Score:	104
Developable Site Area (ha):	6.47	Reason for discounted areas:	
Potential Yield:	111	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. TPO/2000/059 to the east of the site			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS38	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:		Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation	
Public Transport	5	Site is within 400m walking distance of one or more services	
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network	
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access	N/A		
Designated Heritage Assets	5	Site does not contain any designated heritage assets	
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, 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.		

Availability Criteria:		Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector	
Land Condition	3	Low intensity land uses	
Legal Constraints	5	Site does not face any known legal issues	
Planning Permission or Allocation	N/A		
Comments on Availability	Part of the site is currently in use for other purposes.		

Achievability Criteria:		Achievability Rating:	Green
Viability	5	Development is likely viable	
Timescale for Deliverability	5	Up to 5 years	
Comments on Achievability			

SHELAA Reference: CFS39	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS40	RAG Rating:	Red	25 March 2026

Site Address:	Street Record Windsor Road, Downham, Billericay, Essex		
Parish:	South Hanningfield	Total Score:	99
Developable Site Area (ha):	1.64	Reason for discounted areas:	
Potential Yield:	68	Typology:	7
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site is currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS41	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS42	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other uses.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS43	RAG Rating:	Amber	25 March 2026

Site Address:	Land South of 38 Chalklands, Sandon, Chelmsford, Essex		
Parish:	Sandon	Total Score:	100
Developable Site Area (ha):	0.63	Reason for discounted areas:	
Potential Yield:	12	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Protected Trees along the eastern boundary reference TPO/0221/126 and to the south west TPO/2002/066, may contain veteran trees			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible ransom strip. Right of way over the land.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS44	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS45	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to a conservation area. 4 trees protected under TPO/2004/044.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS46	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the 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			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS47	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS48	RAG Rating:	Amber	25 March 2026

Site Address:	Land East of Myjoy, Woodhill Road, Sandon, Chelmsford, Essex		
Parish:	Sandon	Total Score:	106
Developable Site Area (ha):	0.36	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS50	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: CFS51	RAG Rating:	Green	25 March 2026

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	25 March 2026

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				

SHELAA Reference: CFS53	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS54	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS55	RAG Rating:	Yellow	25 March 2026

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				

SHELAA Reference: CFS56	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS58	RAG Rating:	Amber	25 March 2026

Site Address:	Land East of Little Fields and North of Maldon Road, Danbury, Chelmsford, Essex		
Parish:	Danbury	Total Score:	99
Developable Site Area (ha):	6.7	Reason for discounted areas:	
Potential Yield:	115	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Existing informal access off Runsell Lane. A row of trees on the north west boundary protected under TPO/2004/016.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS59	RAG Rating:	Amber	25 March 2026

Site Address:	Field Adjacent Lionfield Cottages, Main Road, Boreham, Chelmsford, Essex		
Parish:	Boreham	Total Score:	105
Developable Site Area (ha):	7.108	Reason for discounted areas:	Electricity lines (0.022ha)
Potential Yield:	122	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	23/00168/FUL received, yet to be determined			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS63	RAG Rating:	Red	25 March 2026

Site Address:	Land East and West of Beehive Lane, Great Baddow, Chelmsford, Essex		
Parish:	Great Baddow	Total Score:	95
Developable Site Area (ha):	24.8	Reason for discounted areas:	
Potential Yield:	425	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building. A tree belt on the boundary to the north of the eastern parcel protected by TPO/2004/007, may contain veteran trees			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS64	RAG Rating:	Red	25 March 2026

Site Address:	Field at Junction of Main Road and Hoe Lane, Rettendon, Chelmsford, Essex		
Parish:	Rettendon	Total Score:	93
Developable Site Area (ha):	14.05	Reason for discounted areas:	
Potential Yield:	241	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. The site has at least two vehicle access points from both Hoe Lane and Main Road. Tree protected by TPO 2006/08 on the southern boundary, may be a veteran tree			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Freehold out of promoters control.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS66	RAG Rating:	Red	25 March 2026

Site Address:	Land At Runwell House, Runwell Road, Runwell, Wickford, Essex		
Parish:	Runwell	Total Score:	99
Developable Site Area (ha):	0.37	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:		Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation	
Public Transport	5	Site is within 400m walking distance of one or more services	
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network	
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access	N/A		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets	
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use	
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1	
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints	5	Ground treatment is not expected to be required	
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation	
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre	
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	
Comments on Suitability	Outside of DSB. In range of bus stops. Direct existing access from Runwell Road.		

Availability Criteria:		Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector	
Land Condition	5	Vacant land & buildings	
Legal Constraints	5	Site does not face any known legal issues	
Planning Permission or Allocation	N/A		
Comments on Availability			

Achievability Criteria:		Achievability Rating:	Green
Viability	5	Development is likely viable	
Timescale for Deliverability	5	Up to 5 years	
Comments on Achievability			

SHELAA Reference: CFS67	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less 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.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	0	Site faces known legal issues		
Planning Permission or Allocation	Approx 1.77ha of site is an allotment garden which is not available for development			
Comments on Availability	Partially an allotment site. Site in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: CFS68	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS69	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Historic Landfill: EAHLD01182 covers Northern area of site. ECC Contaminated Land, Glass/Brick/Tile manufacture: CHL126.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS70	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Existing fields access from Green Lane. 3 trees protected under TPO/2007/005 just outside north eastern boundary, might be veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS71	RAG Rating:	Red	25 March 2026

Site Address:	Land East of Rignals Lane, Galleywood, Chelmsford, Essex		
Parish:	Galleywood	Total Score:	109
Developable Site Area (ha):	15.43	Reason for discounted areas:	
Potential Yield:	265	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS72	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS73	RAG Rating:	Red	25 March 2026

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, SOPC000791 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				

SHELAA Reference: CFS74	RAG Rating:	Amber	25 March 2026

Site Address:	Land South East of 42 Church Hill, Little Waltham, Chelmsford, Essex		
Parish:	Little Waltham	Total Score:	91
Developable Site Area (ha):	1.5	Reason for discounted areas:	
Potential Yield:	34	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access to the site is available from Brook Hill. Adjacent to Grade 2 listed building. Overlaps a conservation area. Natural Green Space (Limited Access). 0.259ha protected under TPO/2016/017.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Entire site not within promoters control.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS78	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS79	RAG Rating:	Yellow	25 March 2026

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				

SHELAA Reference: CFS80	RAG Rating:	Amber	25 March 2026

Site Address:	Land South West of 217 Chignal Road, Chignal Smealy, Chelmsford, Essex		
Parish:	Chignal	Total Score:	108
Developable Site Area (ha):	0.65	Reason for discounted areas:	
Potential Yield:	12	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access from Chignal Road and Mashbury Road.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Bethel Baptist Church on site. Right of access required to maintain drainage. Site currently in use for other purpose.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS82	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: CFS83	RAG Rating:	Amber	25 March 2026

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 contaiminated 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				

SHELAA Reference: CFS84	RAG Rating:	Red	25 March 2026

Site Address:	Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex		
Parish:	Runwell	Total Score:	93
Developable Site Area (ha):	0.44	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Group of trees and a single tree protected by TPO/2006/072 adjacent boundary to the north and a small sliver within the site. Also tree belt to the east within 15m protected by TPO/2009/036. These TPOs may contain veteran trees.Contaminated land: SOPC000853 adjacent to north of site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS85	RAG Rating:	Red	25 March 2026

Site Address:	Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex		
Parish:	Runwell	Total Score:	100
Developable Site Area (ha):	0.66	Reason for discounted areas:	
Potential Yield:	13	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access. Tree belt just over 15m to the east of the site protected by TPO/2009/36, may contain veteran trees			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS86	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access. Tree belt just over 15m to the east of the site protected by TPO/2009/36, may contain veteran trees			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS88	RAG Rating:	Yellow	25 March 2026

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				

SHELAA Reference: CFS90	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS91	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS92	RAG Rating:	Red	25 March 2026

Site Address:	Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex		
Parish:	Margaretting	Total Score:	89
Developable Site Area (ha):	3.09	Reason for discounted areas:	
Potential Yield:	61	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Possible access from Parsonage Lane. Adjacent to conservation area. 0.159ha protected under TPO/2016/036.Priority 4 contaminated land SOPC000716 adjacent to northern boundary of the site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS93	RAG Rating:	Amber	25 March 2026

Site Address:	Land West of Back Lane and West of Playing Fields, East of Ford End, Ford End, Chelmsford		
Parish:	Great Waltham	Total Score:	109
Developable Site Area (ha):	5.7	Reason for discounted areas:	
Potential Yield:	98	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS94	RAG Rating:	Amber	25 March 2026

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: EAHLD01001, EAHLD01721.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS, 22/01950/OUT			
Comments on Availability	Part of site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS95	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:		Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	5	Site is within 2km 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: EAHLD34696.		

Availability Criteria:		Availability Rating:	Yellow
Land Ownership	5	Held by developer/willing owner/public sector	
Land Condition	3	Low intensity land uses	
Legal Constraints	3	Site may possibly face legal issues	
Planning Permission or Allocation	N/A		
Comments on Availability	Potential issues with site access. Site in use for other purposes.		

Achievability Criteria:		Achievability Rating:	Green
Viability	5	Development is likely viable	
Timescale for Deliverability	5	Up to 5 years	
Comments on Achievability			

SHELAA Reference: CFS96	RAG Rating:	Red	25 March 2026

Site Address:	Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex		
Parish:	Galleywood	Total Score:	101
Developable Site Area (ha):	18.9	Reason for discounted areas:	
Potential Yield:	324	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of Galleywood Common (LoWS) and Local Nature Reserve.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS97	RAG Rating:	Red	25 March 2026

Site Address:	Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex		
Parish:	Galleywood	Total Score:	98
Developable Site Area (ha):	7.12	Reason for discounted areas:	Gas pipe and Buffer (1.08ha)
Potential Yield:	122	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Informal access off Bakers Lane. 1.17ha protected under TPO/2006/022 on the boundary of the site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS98	RAG Rating:	Green	25 March 2026

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:	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	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access				
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. 0.08ha protected under TPO/2005/051.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS99	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS101	RAG Rating:	Amber	25 March 2026

Site Address:	Land North West of Park and Ride Terminus, Woodhill Road, Sandon, Chelmsford, Essex		
Parish:	Sandon	Total Score:	94
Developable Site Area (ha):	13.44	Reason for discounted areas:	Electricity line (0.06ha)
Potential Yield:	230	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. Within range of Sandon P&R and bus stops. Informal access exists off Maldon Road.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS3. See 22/00916/OUT			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Overhead electric supply cables run through the site. Site not within promoters ownership.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS102	RAG Rating:	Yellow	25 March 2026

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				

SHELAA Reference: CFS103	RAG Rating:	Amber	25 March 2026

Site Address:	Land East of The Willows, East Hanningfield Road, Rettendon, Chelmsford, Essex		
Parish:	Rettendon	Total Score:	108
Developable Site Area (ha):	0.73	Reason for discounted areas:	
Potential Yield:	14	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of The Willows (LoWS).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS104	RAG Rating:	Yellow	25 March 2026

Site Address:	Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex, CM3 4EX		
Parish:	Bicknacre	Total Score:	101
Developable Site Area (ha):	5.26	Reason for discounted areas:	
Potential Yield:	90	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Yellow
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access off of Main Road. 0.142ha protected under TPO/2006/001, TPO/2016/006.ECC contaminated land: CHL349.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS107	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS108	RAG Rating:	Red	25 March 2026

Site Address:	Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex		
Parish:	Highwood	Total Score:	94
Developable Site Area (ha):	5.06	Reason for discounted areas:	
Potential Yield:	87	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access off of Highwood Road. Within 100m of St Paul Highwood Churchyard (LoWS).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS109	RAG Rating:	Red	25 March 2026

Site Address:	Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex		
Parish:	Highwood	Total Score:	93
Developable Site Area (ha):	2.1	Reason for discounted areas:	
Potential Yield:	41	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS110	RAG Rating:	Red	25 March 2026

Site Address:	Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex		
Parish:	Highwood	Total Score:	91
Developable Site Area (ha):	5.3	Reason for discounted areas:	
Potential Yield:	91	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Access from Kings Court Farm. Adjacent to Grade 2 listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS111	RAG Rating:	Red	25 March 2026

Site Address:	Land North of Hawkin Smiths Farmhouse, Wyses Road, Highwood, Chelmsford, Essex		
Parish:	Highwood	Total Score:	100
Developable Site Area (ha):	0.57	Reason for discounted areas:	
Potential Yield:	11	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS112	RAG Rating:	Red	25 March 2026

Site Address:	Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford		
Parish:	Galleywood	Total Score:	102
Developable Site Area (ha):	4.88	Reason for discounted areas:	
Potential Yield:	84	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible ransom strip. Overhead electric supply cables run through the site.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS113	RAG Rating:	Red	25 March 2026

Site Address:	Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex		
Parish:	Writtle	Total Score:	101
Developable Site Area (ha):	16.47	Reason for discounted areas:	
Potential Yield:	282	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Adjacent to landscape of local interest. TPO/2008/054 east of site on boundary. Part of site lies within Writtle Bridge Meadows (LoWS).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible ransom strip. Access to site limits development potential.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS114	RAG Rating:	Amber	25 March 2026

Site Address:	Southfields, School Road, Good Easter, Chelmsford, Essex, CM1 4RT		
Parish:	Good Easter	Total Score:	110
Developable Site Area (ha):	0.62	Reason for discounted areas:	
Potential Yield:	12	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS116	RAG Rating:	Amber	25 March 2026

Site Address:	Land East of 1-15 Millfields, Danbury, Chelmsford, Essex		
Parish:	Danbury	Total Score:	102
Developable Site Area (ha):	3.35	Reason for discounted areas:	
Potential Yield:	66	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. Vehicle and Pedestrian access from Mill Lane. Row of trees north of site within 15m protected by TPO/2004/030 and TP)/2002/025, some of which may be veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS117	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS119	RAG Rating:	Yellow	25 March 2026

Site Address:	Land East of the Crescent, Little Leighs, Chelmsford, Essex		
Parish:	Great Leighs	Total Score:	89
Developable Site Area (ha):	5.37	Reason for discounted areas:	
Potential Yield:	0	Typology:	33+38
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	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	5	Site is within 100m walking distance 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	N/A	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	N/A	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. The site can be accessed from Braintree Road (A131) and The Crescent. Group of trees protected by TPO/2013/008 within 15 m of the site to the north. Some of the trees may be veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: CFS120	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS121	RAG Rating:	Green	25 March 2026

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			

SHELAA Reference: CFS122	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS123	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS124	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS125	RAG Rating:	Amber	25 March 2026

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	25 March 2026

Site Address:	Brookmans Farm, Back Lane, Stock, Ingatestone, CM4 9DD		
Parish:	Stock	Total Score:	99
Developable Site Area (ha):	0.6	Reason for discounted areas:	
Potential Yield:	12	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Site is currently accessed directly from Back Lane.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS127	RAG Rating:	Red	25 March 2026

Site Address:	Land South of Brookmans Farm, Back Lane, Stock, Ingatestone		
Parish:	Stock	Total Score:	101
Developable Site Area (ha):	1.8	Reason for discounted areas:	
Potential Yield:	40	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Site within 15m of a tree belt covered by TPO/2001/068 which may contain veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS129	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does 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 andTPO/2010/020 on Paradise Road. Some of these might be veteran trees.Area of contaminated land, Priority 4 and 3 SOPC000105 ECC Gravel Pit.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Part of the site is currently in use for other purposes. Site not within promoters ownership.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS130	RAG Rating:	Amber	25 March 2026

Site Address:	Land South and South East of East Hanningfield Village, East Hannngfield, 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				

SHELAA Reference: CFS131	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS132	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS133	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS134	RAG Rating:	Red	25 March 2026

Site Address:	Land South West of Silverwood, South Hanningfield Road, Rettendon, Chelmsford		
Parish:	Rettendon	Total Score:	110
Developable Site Area (ha):	0.24	Reason for discounted areas:	
Potential Yield:	7	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS135	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS136	RAG Rating:	Red	25 March 2026

Site Address:	Land south of Cob Cottage, Church Road, West Hanningfield, Chelmsford, Essex		
Parish:	West Hanningfield	Total Score:	92
Developable Site Area (ha):	1.6	Reason for discounted areas:	
Potential Yield:	36	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. No vehicular access at present. Tree protected by TPO/1975/029 within 15m of the north western boundary of the site. This might be a veteran tree.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS137	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS138	RAG Rating:	Amber	25 March 2026

Site Address:	Land East of Hallfield House, Back Lane, Little Waltham, Chelmsford		
Parish:	Little Waltham	Total Score:	99
Developable Site Area (ha):	3.28	Reason for discounted areas:	
Potential Yield:	64	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Adjacent to conservation area. Group of trees protected by TPO/2007/142 located within 15m to the west of the site. It may contain veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS139	RAG Rating:	Yellow	25 March 2026

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				

SHELAA Reference: CFS140	RAG Rating:	Red	25 March 2026

Site Address:	Land South East of Merefields, Main Road, Little Waltham, Chelmsford, Essex		
Parish:	Little Waltham	Total Score:	101
Developable Site Area (ha):	13.74	Reason for discounted areas:	
Potential Yield:	236	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Existing Footpaths access via roads and existing gates. Natural Green Space (Limited Access). Area adjacent protected under TPO/2005/018, may contain veteran trees, and adjacent Chelmer Mosaic (LoWS).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS141	RAG Rating:	Amber	25 March 2026

Site Address:	Land North West of the Crescent, Little Leighs, Chelmsford, Essex		
Parish:	Great Leighs	Total Score:	104
Developable Site Area (ha):	2.98	Reason for discounted areas:	
Potential Yield:	58	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent Orchid Meadow (LoWS). Adjoins Priority 1 contaminated site: SOPC000233 - former gravel pit.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS142	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS143	RAG Rating:	Amber	25 March 2026

Site Address:	Land at Seven Ash Green		
Parish:	Chelmsford	Total Score:	93
Developable Site Area (ha):	6.79	Reason for discounted areas:	
Potential Yield:	116	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of 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.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS144	RAG Rating:	Amber	25 March 2026

Site Address:	Land East of St Marys Church, Church Road, Little Baddow, Chelmsford, Essex		
Parish:	Little Baddow	Total Score:	104
Developable Site Area (ha):	0.38	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Existing access from Church Lane. Adjacent to Grade I Listed Building. Adjacent to a Protected Lane.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS145	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: CFS146	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS147	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Handful of trees protected under TPO/2005/030 on boundary.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Small section of the site is on a long term lease as a car park.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS148	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS149	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS150	RAG Rating:	Red	25 March 2026

Site Address:	Land North East of Berwyn, Maldon Road, Margetting, Ingatestone, Essex		
Parish:	Margaretting	Total Score:	96
Developable Site Area (ha):	3.5	Reason for discounted areas:	
Potential Yield:	69	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access off both Roman Road and Maldon Road. 7 trees protected under TPO/2004/043.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS151	RAG Rating:	Green	25 March 2026

Site Address:	Land South and East of Springwood, Mashbury Road, Chignal St James, Chelmsford, Essex		
Parish:	Chignal	Total Score:	114
Developable Site Area (ha):	0.3	Reason for discounted areas:	
Potential Yield:	9	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent to buildings of local value.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS152	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does 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.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS153	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS154	RAG Rating:	Amber	25 March 2026

Site Address:	Land East of Broomfield Library, 180 Main Road, Broomfield, Chelmsford, Essex		
Parish:	Broomfield	Total Score:	104
Developable Site Area (ha):	0.44	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Existing vehicular access available from B1008. Adjacent to buildings of local value. 0.063ha protected under TPO/2001/055.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS155	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS156	RAG Rating:	Yellow	25 March 2026

Site Address:	Land South West of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford		
Parish:	Broomfield	Total Score:	100
Developable Site Area (ha):	9.8	Reason for discounted areas:	
Potential Yield:	168	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Yellow
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access both vehicular and pedestrian available from School Lane and Hollow Lane. Tree protected by TPO/1986/025, TPO/2003/004 and TPO/2202/020 all on the boundary of the site. They may be veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: CFS158	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS159	RAG Rating:	Amber	25 March 2026

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	25 March 2026

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	25 March 2026

Site Address:	Land North side of Ladywell Lane, Sandon, Chelmsford		
Parish:	Sandon	Total Score:	106
Developable Site Area (ha):	0.2	Reason for discounted areas:	
Potential Yield:	6	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 0.027ha protected under TPO/2015/001.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS165	RAG Rating:	Amber	25 March 2026

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. immeditely to the north/adjacent the site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS166	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS168	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS172	RAG Rating:	Red	25 March 2026

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

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access off Runwell Road (A132). 0.591ha protected under TPO/2001/078.Category 4 SOPC000015 to the west of site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS173	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS174	RAG Rating:	Red	25 March 2026

Site Address:	Land West Of Byfield House, Stock Road, Stock, Ingatestone, Essex		
Parish:	Danbury	Total Score:	106
Developable Site Area (ha):	1.68	Reason for discounted areas:	
Potential Yield:	38	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle Access via Stock Road and Crondon Park Lane. TPO/2015/003 adjacent site boundary. This TPO may contain veteran trees.Category 4 site to the east SOPC000205.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS175	RAG Rating:	Red	25 March 2026

Site Address:	Driving Range And Golf Academy, Crondon Park Golf Club, Stock Road, Stock, Ingatestone, Essex, CM4 9DP		
Parish:	Stock	Total Score:	88
Developable Site Area (ha):	5.81	Reason for discounted areas:	
Potential Yield:	100	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:		Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation	
Public Transport	0	Site is in excess of 400m walking distance from all services	
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network	
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access	N/A		
Designated Heritage Assets	5	Site does not contain any designated heritage assets	
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3	
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1	
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints	5	Ground treatment is not expected to be required	
Neighbouring Constraints	5	Site has no neighbouring constraints	
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre	
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	
Comments on Suitability	Outside of DSB. Vehicle Access via Crondon Park Lane. Outdoor Sports (Private).		

Availability Criteria:		Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector	
Land Condition	3	Low intensity land uses	
Legal Constraints	5	Site does not face any known legal issues	
Planning Permission or Allocation	N/A		
Comments on Availability	Site occupied by other uses.		

Achievability Criteria:		Achievability Rating:	Green
Viability	5	Development is likely viable	
Timescale for Deliverability	5	Up to 5 years	
Comments on Achievability			

SHELAA Reference: CFS176	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	N/A			
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicle Access via Crondon Park Lane. Grade 2 listed building within site. Outdoor Sports (Private).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other uses.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS177	RAG Rating:	Red	25 March 2026

Site Address:	Land South And North West Of Lynfords Drive, Runwell, Wickford, Essex		
Parish:	Runwell	Total Score:	90
Developable Site Area (ha):	1.702	Reason for discounted areas:	Gas pipe and Buffer (0.098ha)
Potential Yield:	38	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Two trees protected by TPO/2006/072 within 15m of the northern site boundary, may be veteran trees.SOPC000853.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other uses.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS178	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS179	RAG Rating:	Red	25 March 2026

Site Address:	Land South Of Hunters Moon, Whites Hill, Stock, Ingatestone, Essex		
Parish:	Stock	Total Score:	106
Developable Site Area (ha):	0.3	Reason for discounted areas:	
Potential Yield:	9	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Access off of Madles Lane. Adjacent to Grade 2 listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS180	RAG Rating:	Red	25 March 2026

Site Address:	Land Adjacent to Newells, Slades Lane, Galleywood, Chelmsford, Essex		
Parish:	Galleywood	Total Score:	103
Developable Site Area (ha):	0.36	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Via Slades Lane. Trees protected by TPO/2008/105 are located within 15m of the north eastern boundary of the site. This TPO may contain veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	23/00205/OUT received, yet to be determined			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS181	RAG Rating:	Yellow	25 March 2026

Site Address:	Land West of Broomfield Village Chelmsford Essex		
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	25 March 2026

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	25 March 2026

Site Address:	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield, Chelmsford, Essex		
Parish:	Broomfield	Total Score:	101
Developable Site Area (ha):	14.33	Reason for discounted areas:	
Potential Yield:	246	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. Vehicle access via Hollow Lane. Adjacent to Grade 2 listed building. Adjacent to buildings of local value.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Entire site not within promoters control.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS187	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS188	RAG Rating:	Green	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to a conservation area. Adjacent to Grade II listed buildings.Within 500m of Danbury Common (SSSI).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other uses.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS189	RAG Rating:	Green	25 March 2026

Site Address:	Land North West of Montpelier Villa, Main Road, Little Waltham, Chelmsford, Essex		
Parish:	Little Waltham	Total Score:	113
Developable Site Area (ha):	0.39	Reason for discounted areas:	
Potential Yield:	12	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS8. See 20/00001/MAS, 20/02064/OUT, 21/02126/REM			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS191	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS192	RAG Rating:	Amber	25 March 2026

Site Address:	Land on the west side of North Hill, Little Baddow, Chelmsford		
Parish:	Little Baddow	Total Score:	111
Developable Site Area (ha):	0.72	Reason for discounted areas:	Sewage Pumping Station (0.05ha)
Potential Yield:	14	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent Grade II Listed Buildings. Wholly covered by TPO (0.77ha) protected under TPO/2007/129 and TPO/2007/160 and within 100m of Boreham Meads (LoWS).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS193	RAG Rating:	Red	25 March 2026

Site Address:	1 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford		
Parish:	West Hanningfield	Total Score:	108
Developable Site Area (ha):	0.06	Reason for discounted areas:	
Potential Yield:	2	Typology:	19
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access from Ship Road. Adjacent to Grade II listed buildings.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS194	RAG Rating:	Amber	25 March 2026

Site Address:	2 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford		
Parish:	West Hanningfield	Total Score:	110
Developable Site Area (ha):	0.07	Reason for discounted areas:	
Potential Yield:	2	Typology:	19
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS195	RAG Rating:	Amber	25 March 2026

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 t4rees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: CFS197	RAG Rating:	Amber	25 March 2026

Site Address:	Former Industrial Site, Rignals Lane, Galleywood, Chelmsford		
Parish:	Galleywood	Total Score:	100
Developable Site Area (ha):	1.62	Reason for discounted areas:	
Potential Yield:	67	Typology:	7
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. Existing vehicular access from Rignals Lane. 0.016ha protected under TPO/2006/069 on site and TPO/2006/064 just to the north of the site which might include veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS198	RAG Rating:	Amber	25 March 2026

Site Address:	Barn adjacent the old Off Licence, Blasford Hill, Little Waltham, Chelmsford		
Parish:	Little Waltham	Total Score:	111
Developable Site Area (ha):	0.38	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS199	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	N/A			
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicle Access via Lordship Road or through the farm. Adjacent to Grade II listed buildings.Natural Green Space (Limited Access).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of SPA6			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS200	RAG Rating:	Red	25 March 2026

Site Address:	Land north and south of 19 and 21 Lordship Road, Writtle		
Parish:	Writtle	Total Score:	109
Developable Site Area (ha):	1.49	Reason for discounted areas:	
Potential Yield:	33	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road. Adjacent Grade II* listed building.0.1ha in one of the parcels protected under TPO/2016/042, TPO/2000/058.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS201	RAG Rating:	Red	25 March 2026

Site Address:	Land South West of Writtle College Juicing Plant, Lordship Road, Writtle		
Parish:	Writtle	Total Score:	112
Developable Site Area (ha):	7.3	Reason for discounted areas:	
Potential Yield:	125	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road. Adjacent Grade II* listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS203	RAG Rating:	Red	25 March 2026

Site Address:	Countryside Skills Centre, Cow Watering Lane, Writtle		
Parish:	Writtle	Total Score:	106
Developable Site Area (ha):	6.57	Reason for discounted areas:	
Potential Yield:	113	Typology:	2
Proposed Use:	Residential - Other	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SPA6			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS204	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS205	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS206	RAG Rating:	Amber	25 March 2026

Site Address:	Land South East of Sandpit Cottage, Holybread Lane, Little Baddow		
Parish:	Little Baddow	Total Score:	96
Developable Site Area (ha):	2.39	Reason for discounted areas:	
Potential Yield:	47	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane. A tree protected by TPO/176/005 is located within 15m to the east of the site. This might be a veteran tree.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS207	RAG Rating:	Green	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of 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.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS208	RAG Rating:	Amber	25 March 2026

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			

SHELAA Reference: CFS209	RAG Rating:	Amber	25 March 2026

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	25 March 2026

Site Address:	Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex CM1 7BT		
Parish:	Broomfield	Total Score:	104
Developable Site Area (ha):	2.49	Reason for discounted areas:	
Potential Yield:	49	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Existing vehicular access from Gutters Lane.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS212	RAG Rating:	Amber	25 March 2026

Site Address:	Field East Of Saxon Way, Broomfield, Chelmsford, Essex		
Parish:	Broomfield	Total Score:	87
Developable Site Area (ha):	16.47	Reason for discounted areas:	
Potential Yield:	282	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPC000227 and ECC CHL233.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS213	RAG Rating:	Red	25 March 2026

Site Address:	Land South of Hassenbrook, Victoria Road, Writtle, Chelmsford		
Parish:	Writtle	Total Score:	103
Developable Site Area (ha):	11	Reason for discounted areas:	
Potential Yield:	189	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Informal access off Ongar Road. Adjacent Grade II listed building.Tree protected by TPO/2008/034 is located within 15m of the southern boundary of the site. This tree might be a veteran tree.Priority 1 contaminated land SOPC000890. immediately adjacent south east boundary of the site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS214	RAG Rating:	Red	25 March 2026

Site Address:	Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford		
Parish:	Writtle	Total Score:	97
Developable Site Area (ha):	2.94	Reason for discounted areas:	
Potential Yield:	58	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Trees protected on TPO/2019/005. on southern boundary of site.Small portion of contaminated land CHL601.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS215	RAG Rating:	Amber	25 March 2026

Site Address:	Land North East of Spread Eagle, Church Lane, Great Waltham, Chelmsford		
Parish:	Great Waltham	Total Score:	109
Developable Site Area (ha):	22.7	Reason for discounted areas:	
Potential Yield:	389	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent Grade II listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS216	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS217	RAG Rating:	Amber	25 March 2026

Site Address:	Land East of Home Pastures, Main Road, Ford End, Chelmsford		
Parish:	Great Waltham	Total Score:	106
Developable Site Area (ha):	4.4	Reason for discounted areas:	
Potential Yield:	75	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Informal access off Sandon Hill. Group of trees protected by TPO/2007/084 adjoins the site to the south. This TPO may contain veteran trees.Priority 4 contaminated land SOPC000367 and ECC CHL369.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS218	RAG Rating:	Amber	25 March 2026

Site Address:	Land North of Hilltop, Southend Road, Howe Green, Chelmsford		
Parish:	Sandon	Total Score:	103
Developable Site Area (ha):	0.2	Reason for discounted areas:	
Potential Yield:	6	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access via Hilltops. Wholly covered by TPO (0.2ha) protected under TPO/2015/018.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS220	RAG Rating:	Red	25 March 2026

Site Address:	Land North East of Hands Farm Cottages, Radley Green Road, Highwood		
Parish:	Highwood	Total Score:	98
Developable Site Area (ha):	0.38	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:		Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation	
Public Transport	0	Site is in excess of 400m walking distance from all services	
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network	
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access	N/A		
Designated Heritage Assets	5	Site does not contain any designated heritage assets	
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3	
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1	
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints	5	Ground treatment is not expected to be required	
Neighbouring Constraints	5	Site has no neighbouring constraints	
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre	
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	
Comments on Suitability	Outside of DSB. Public highway runs alongside the site.		

Availability Criteria:		Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector	
Land Condition	5	Vacant land & buildings	
Legal Constraints	3	Site may possibly face legal issues	
Planning Permission or Allocation	N/A		
Comments on Availability	Possible allotment site. Land aquired as allotments.		

Achievability Criteria:		Achievability Rating:	Green
Viability	5	Development is likely viable	
Timescale for Deliverability	5	Up to 5 years	
Comments on Achievability			

SHELAA Reference: CFS221	RAG Rating:	Red	25 March 2026

Site Address:	Land West of Greenfield, Highwood Road, Edney Common, Chelmsford		
Parish:	Highwood	Total Score:	95
Developable Site Area (ha):	0.19	Reason for discounted areas:	
Potential Yield:	6	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Public highway runs alongside the site. Adajcent Grade II listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible allotment site. Play equipment on site. Land aquired as allotments.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS224	RAG Rating:	Red	25 March 2026

Site Address:	Chenwill, Links Drive, Chelmsford		
Parish:	Chelmsford	Total Score:	97
Developable Site Area (ha):	0.07	Reason for discounted areas:	
Potential Yield:	2	Typology:	19
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. 2 trees protected under TPO/2006/006, one on site, one within 15m of the site to the north.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible ransom strip. Access to the site needs to be established.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS226	RAG Rating:	Red	25 March 2026

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. Applicant states site is Grey Belt 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				

SHELAA Reference: CFS227	RAG Rating:	Red	25 March 2026

Site Address:	Land South West of Rettendon Place Farm, Main Road, Rettendon		
Parish:	Rettendon	Total Score:	103
Developable Site Area (ha):	10.163	Reason for discounted areas:	Gas pipe and Buffer (0.537ha)
Potential Yield:	174	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:		Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation	
Public Transport	5	Site is within 400m walking distance of one or more services	
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network	
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site	
Strategic Road Access	N/A		
Designated Heritage Assets	5	Site does not contain any designated heritage assets	
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3	
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1	
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints	5	Ground treatment is not expected to be required	
Neighbouring Constraints	5	Site has no neighbouring constraints	
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre	
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	
Comments on Suitability	Outside of DSB. In range of bus stops. Unclear if there exists existing vehicle access.		

Availability Criteria:		Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector	
Land Condition	5	Vacant land & buildings	
Legal Constraints	5	Site does not face any known legal issues	
Planning Permission or Allocation	N/A		
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.		

Achievability Criteria:		Achievability Rating:	Yellow
Viability	5	Development is likely viable	
Timescale for Deliverability	4	Over 5 years	
Comments on Achievability			

SHELAA Reference: CFS228	RAG Rating:	Red	25 March 2026

Site Address:	Land North West of Rettendon Turnpike, Rettendon, Chelmsford		
Parish:	Rettendon	Total Score:	100
Developable Site Area (ha):	3	Reason for discounted areas:	
Potential Yield:	59	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: CFS229	RAG Rating:	Red	25 March 2026

Site Address:	Land East of A130 and North West of Runwell Road, Rettendon		
Parish:	Rettendon	Total Score:	100
Developable Site Area (ha):	2.982	Reason for discounted areas:	Gas pipe and Buffer (0.248ha)
Potential Yield:	58	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:		Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation	
Public Transport	5	Site is within 400m walking distance of one or more services	
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network	
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access	N/A		
Designated Heritage Assets	5	Site does not contain any designated heritage assets	
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3	
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1	
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints	5	Ground treatment is not expected to be required	
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation	
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre	
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike.		

Availability Criteria:		Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector	
Land Condition	5	Vacant land & buildings	
Legal Constraints	5	Site does not face any known legal issues	
Planning Permission or Allocation	N/A		
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.		

Achievability Criteria:		Achievability Rating:	Yellow
Viability	5	Development is likely viable	
Timescale for Deliverability	4	Over 5 years	
Comments on Achievability			

SHELAA Reference: CFS230	RAG Rating:	Red	25 March 2026

Site Address:	Land North West of Hillminster, Hawk Hill, Rettendon, Wickford		
Parish:	Rettendon	Total Score:	92
Developable Site Area (ha):	2.3	Reason for discounted areas:	
Potential Yield:	45	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike. 2.281ha protected under TPO/2001/078, covering almost the entire site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: CFS231	RAG Rating:	Red	25 March 2026

Site Address:	Land South of Burnham Road, Battlesbridge, Wickford		
Parish:	Rettendon	Total Score:	95
Developable Site Area (ha):	14.254	Reason for discounted areas:	Gas pipe and Buffer (0.238ha), Electricity line (0.208ha)
Potential Yield:	244	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike. 0.238ha protected under TPO/2001/078. Small part of this TPO in the eastern corner of the site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: CFS232	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS233	RAG Rating:	Red	25 March 2026

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	25 March 2026

Site Address:	Land North East of Rettendon Turnpike, Rettendon, Chelmsford		
Parish:	Rettendon	Total Score:	105
Developable Site Area (ha):	9.36	Reason for discounted areas:	
Potential Yield:	161	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. This site has access from the Woodham Road and Rettendon turnpike. Adjacent Grade II listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: CFS235	RAG Rating:	Amber	25 March 2026

Site Address:	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF		
Parish:	Little Waltham	Total Score:	102
Developable Site Area (ha):	0.3	Reason for discounted areas:	
Potential Yield:	9	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 0.011ha protected under TPO/2011/006, TPO/2018/005.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS236	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: CFS238	RAG Rating:	Red	25 March 2026

Site Address:	Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex CM2 8HR		
Parish:	Great Baddow	Total Score:	106
Developable Site Area (ha):	0.17	Reason for discounted areas:	
Potential Yield:	5	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Present pedestrian access via 'Parklands'.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Forms part of residential garden			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS239	RAG Rating:	Amber	25 March 2026

Site Address:	Land South of The Old Rectory, Mashbury Road, Chignal St James		
Parish:	Chignal	Total Score:	113
Developable Site Area (ha):	0.13	Reason for discounted areas:	
Potential Yield:	4	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Site has road frontage. Adjacent to buildings of local value.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS241	RAG Rating:	Amber	25 March 2026

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			

SHELAA Reference: CFS243	RAG Rating:	Amber	25 March 2026

Site Address:	Play Area, Jubilee Rise, Danbury, Chelmsford		
Parish:	Danbury	Total Score:	110
Developable Site Area (ha):	0.05	Reason for discounted areas:	
Potential Yield:	2	Typology:	19
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. Two trees protected by TPO/2006/063 are located within 15m of the site to the rear. These may be veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Electricity substation on site.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS253	RAG Rating:	Amber	25 March 2026

Site Address:	Allotment Gardens, Hill Road South, Chelmsford		
Parish:	Chelmsford	Total Score:	89
Developable Site Area (ha):	2.38	Reason for discounted areas:	
Potential Yield:	47	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	0	Site faces known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Statutory allotment site. Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS254	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS255	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS256	RAG Rating:	Green	25 March 2026

Site Address:	Garages rear of 44 St Nazaire Road, Chelmsford		
Parish:	Chelmsford	Total Score:	118
Developable Site Area (ha):	0.24	Reason for discounted areas:	
Potential Yield:	16	Typology:	9
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Tree protected by TPO/1993/012 is located within 15m of the site to the south east. This might be a veteran tree.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the local Plan forming GSP1r			
Comments on Availability	Site currently in use for other purposes. Entire site is not within promoters control.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS257	RAG Rating:	Green	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Tree protected by TPO/2015/021 is located within 15m of the site to the north east. This might be a veteran tree.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming GSP1s. Permission 21/00195/FUL received, yet to be determined			
Comments on Availability	Entire site not within promoters control. Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS260	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: CFS261	RAG Rating:	Amber	25 March 2026

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	25 March 2026

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	25 March 2026

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				

SHELAA Reference: CFS265	RAG Rating:	Amber	25 March 2026

Site Address:	Galleywood Hall, 279 Beehive Lane, Great Baddow		
Parish:	Great Baddow	Total Score:	106
Developable Site Area (ha):	1.03	Reason for discounted areas:	
Potential Yield:	43	Typology:	7
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. 0.008ha protected under TPO/2004/007.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation				
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS266	RAG Rating:	Amber	25 March 2026

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 buliding, Local Listed Buildings. Adjacent to buildings of local value. Site is adjacent to a tree protected by TPO/2003/047SOPC000174.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Locl Plan forming GSP1n			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Yellow
Viability	3	Development is marginal		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS267	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS268	RAG Rating:	Red	25 March 2026

Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge		
Parish:	Rettendon	Total Score:	105
Developable Site Area (ha):	2.27	Reason for discounted areas:	
Potential Yield:	44	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access south of Woodham Road. Adjacent to Grade II listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of the site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS269	RAG Rating:	Red	25 March 2026

Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge		
Parish:	Rettendon	Total Score:	100
Developable Site Area (ha):	4.2	Reason for discounted areas:	
Potential Yield:	72	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access south of Woodham Road. Adjacent to Grade 2 listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of the site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS270	RAG Rating:	Red	25 March 2026

Site Address:	Land South East of High House Farm, Woodham Road, Battlesbridge		
Parish:	Rettendon	Total Score:	100
Developable Site Area (ha):	8.1	Reason for discounted areas:	
Potential Yield:	139	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of the site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS271	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of the site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS272	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS274	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: CFS276	RAG Rating:	Green	25 March 2026

Site Address:	Former St Peters College, Fox Crescent, Chelmsford		
Parish:	Chelmsford	Total Score:	109
Developable Site Area (ha):	11.19	Reason for discounted areas:	
Potential Yield:	192	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. School playing fields. 2 trees on boundary protected under TPO/1987/015, TPO/2001/017.SOPC000851 just outside site boundary.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in Local Plan forming SGS1b. See 21/00002/MAS, 21/00396/FUL			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS277	RAG Rating:	Amber	25 March 2026

Site Address:	187 Main Road, Broomfield		
Parish:	Broomfield	Total Score:	103
Developable Site Area (ha):	1.52	Reason for discounted areas:	
Potential Yield:	34	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Adjacent Grade II listed building.0.279ha protected under TPO/2008/010, TPO/2008/011.SOPC000887 covers whole of site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS280	RAG Rating:	Green	25 March 2026

Site Address:	Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers		
Parish:	South Woodham Ferrers	Total Score:	106
Developable Site Area (ha):	21.753	Reason for discounted areas:	Gas pipe and Buffer (0.047ha), Electricity line (0.08ha)
Potential Yield:	373	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Access off Burnham Road.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS10. See 20/00002/MAS and 22/00311/OUT			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS281	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwelling. Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: CFS282	RAG Rating:	Yellow	25 March 2026

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				

SHELAA Reference: CFS283	RAG Rating:	Amber	25 March 2026

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. Adajcent 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				

SHELAA Reference: 15SLAA1	RAG Rating:	Yellow	25 March 2026

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				

SHELAA Reference: 15SLAA2	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 15SLAA3	RAG Rating:	Green	25 March 2026

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:	

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	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. The site adjoins the B1137. An informal road pull-off / car park exists opposite the Cock Inn. Adjacent to Grade II listed building.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA4	RAG Rating:	Red	25 March 2026

Site Address:	Land At Margaretting Service Station, Main Road, Margaretting, Ingatestone, Essex		
Parish:	Margaretting	Total Score:	100
Developable Site Area (ha):	0.53	Reason for discounted areas:	
Potential Yield:	10	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 2 trees protected under TPO/2004/044 within the site. Also two trees just outside or on the border protected by TPO/2023/003			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA6	RAG Rating:	Red	25 March 2026

Site Address:	Hill House, Main Road, Rettendon Common, Chelmsford, Essex, CM3 8EA		
Parish:	Rettendon	Total Score:	104
Developable Site Area (ha):	19.13	Reason for discounted areas:	
Potential Yield:	328	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. The Willows (LoWS) just over 100m from site boundary.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA7	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 15SLAA8	RAG Rating:	Red	25 March 2026

Site Address:	38 Victoria Road, Writtle, Chelmsford, CM1 3PA		
Parish:	Writtle	Total Score:	116
Developable Site Area (ha):	0.36	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA9	RAG Rating:	Amber	25 March 2026

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 trrees protected by TPO/2001/100 within 15m to the south of the site. This TPO may contain veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA10	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 15SLAA12	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 15SLAA13	RAG Rating:	Amber	25 March 2026

Site Address:	Land Opposite 19 To 23, Church Green, Broomfield, Chelmsford, Essex		
Parish:	Broomfield	Total Score:	101
Developable Site Area (ha):	3.89	Reason for discounted areas:	
Potential Yield:	76	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. Partially within a conservation area. 4 trees protected under TPO/2005/069 within the site and four on the southern border.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. Entire site not within promoters control.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA16	RAG Rating:	Amber	25 March 2026

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 witihn 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				

SHELAA Reference: 15SLAA18	RAG Rating:	Red	25 March 2026

Site Address:	Land East Of 685A Galleywood Road, Chelmsford, Essex		
Parish:	Chelmsford	Total Score:	95
Developable Site Area (ha):	0.18	Reason for discounted areas:	
Potential Yield:	5	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. 0.01ha protected under TPO/2008/105.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	4	Established single use		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters control.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA22	RAG Rating:	Amber	25 March 2026

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 Wooodland 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				

SHELAA Reference: 15SLAA23	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: 15SLAA25	RAG Rating:	Amber	25 March 2026

Site Address:	Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs, Chelmsford		
Parish:	Great Leighs	Total Score:	106
Developable Site Area (ha):	1.44	Reason for discounted areas:	
Potential Yield:	32	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. 0.133ha protected under TPO/2005/038 on the southern and southeastern edges of the site.Majority of site within contaminated land SOPC000885.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of SGS7			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA28	RAG Rating:	Amber	25 March 2026

Site Address:	Land East Of 52 Main Road, Great Leighs, Chelmsford, Essex		
Parish:	Great Leighs	Total Score:	104
Developable Site Area (ha):	8.6	Reason for discounted areas:	
Potential Yield:	147	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	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in 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				

SHELAA Reference: 15SLAA29	RAG Rating:	Amber	25 March 2026

Site Address:	Land North West Of Blatch Cote, White Elm Road, Bicknacre, Chelmsford, Essex		
Parish:	Bicknacre	Total Score:	100
Developable Site Area (ha):	0.56	Reason for discounted areas:	
Potential Yield:	11	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. 0.161ha protected under TPO/2000/032.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Forms part of residential garden			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA32	RAG Rating:	Amber	25 March 2026

Site Address:	Land South Of Southwood House, Woodhouse Lane, Little Waltham, Chelmsford, Essex		
Parish:	Little Waltham	Total Score:	113
Developable Site Area (ha):	0.07	Reason for discounted areas:	
Potential Yield:	2	Typology:	19
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA33	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA34	RAG Rating:	Amber	25 March 2026

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. Prioirty Habitats and TPO/2004/033 in southern edge of site			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA35	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA36	RAG Rating:	Amber	25 March 2026

Site Address:	Land East Of The Pumping Station, Old Church Road, East Hanningfield, Chelmsford, Essex		
Parish:	East Hanningfield	Total Score:	98
Developable Site Area (ha):	0.494	Reason for discounted areas:	Sewage pumping station (0.056ha)
Potential Yield:	12	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicle access via field gate in northern corner of the site. 0.063ha protected under TPO/2014/014.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA37	RAG Rating:	Red	25 March 2026

Site Address:	Land Adjacent to 112 Brook Lane, Galleywood, Chelmsford, CM2 8NN		
Parish:	Galleywood	Total Score:	108
Developable Site Area (ha):	0.8	Reason for discounted areas:	
Potential Yield:	15	Typology:	5
Proposed Use:	Residential - Other	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA38	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers 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.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA39	RAG Rating:	Red	25 March 2026

Site Address:	Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay, Essex, CM11 1JL		
Parish:	South Hanningfield	Total Score:	104
Developable Site Area (ha):	5.34	Reason for discounted areas:	
Potential Yield:	92	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Permission 21/00449/FUL granted, awaiting start on site			
Comments on Availability	Site currently in use for other purpose.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA40	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 15SLAA41	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 15SLAA42	RAG Rating:	Amber	25 March 2026

Site Address:	Land Adjacent to White Cottage, South Street, Great Waltham, Chelmsford, Essex		
Parish:	Great Waltham	Total Score:	95
Developable Site Area (ha):	0.06	Reason for discounted areas:	
Potential Yield:	2	Typology:	19
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Gate provides access over curb from South Street. Adjacent to grade 2 listed buildings. Wholly within conservation area. TPO/2023/002 on site border to the east. This might be a veteran tree.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. Entire site not within promoters control.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA43	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 15SLAA44	RAG Rating:	Red	25 March 2026

Site Address:	Land Rear Of 22 Downham Road, Ramsden Heath, Billericay, Essex		
Parish:	South Hanningfield	Total Score:	106
Developable Site Area (ha):	7.99	Reason for discounted areas:	
Potential Yield:	137	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site not within promoters ownership.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 15SLAA45	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 15SLAA46	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 15SLAA47	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 15SLAA48	RAG Rating:	Amber	25 March 2026

Site Address:	Land South Of Rough Hill Complex, The Tye, East Hanningfield, Chelmsford, Essex		
Parish:	East Hanningfield	Total Score:	108
Developable Site Area (ha):	8.93	Reason for discounted areas:	
Potential Yield:	153	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. 0.991ha protected under TPO/2016/016 on site and TPO/2016/028 adjacent to the west..			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA1	RAG Rating:	Amber	25 March 2026

Site Address:	Site at Pond View, Banters Lane, Great Leighs, Chelmsford		
Parish:	Great Leighs	Total Score:	104
Developable Site Area (ha):	0.34	Reason for discounted areas:	
Potential Yield:	10	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. A1099 runs above site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Permission 21/00880/FUL granted, awaiting start on site.			
Comments on Availability	Site in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA3	RAG Rating:	Amber	25 March 2026

Site Address:	Land West Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford		
Parish:	Little Waltham	Total Score:	106
Developable Site Area (ha):	0.78	Reason for discounted areas:	
Potential Yield:	15	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Building covenant in place from previous owners.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA4	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 17SLAA5	RAG Rating:	Red	25 March 2026

Site Address:	Field At Crondon Park Lane, Stock, Ingatestone, Essex		
Parish:	Stock	Total Score:	101
Developable Site Area (ha):	9.19	Reason for discounted areas:	
Potential Yield:	158	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent to conservation area and Grade II listed buliding.Adjacent to a landscape of local value. (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				

SHELAA Reference: 17SLAA6	RAG Rating:	Amber	25 March 2026

Site Address:	Land South Of Mill View, Blasford Hill, Chelmsford, Essex		
Parish:	Little Waltham	Total Score:	113
Developable Site Area (ha):	0.34	Reason for discounted areas:	
Potential Yield:	10	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access via Mill View.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA7	RAG Rating:	Amber	25 March 2026

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	25 March 2026

Site Address:	Rembrandt House, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PF		
Parish:	Little Waltham	Total Score:	107
Developable Site Area (ha):	0.46	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 0.024ha protected under TPO/2011/006			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA11	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 17SLAA12	RAG Rating:	Amber	25 March 2026

Site Address:	Bushy Hill Communication Station, Edwins Hall Road, Woodham Ferrers, Chelmsford, CM3 8RU		
Parish:	South Woodham Ferrers	Total Score:	101
Developable Site Area (ha):	1.725	Reason for discounted areas:	Electricity substation (0.005ha)
Potential Yield:	72	Typology:	7
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. 0.003ha LoWS.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Permission 22/02235/OUT received, yet to be determined			
Comments on Availability	Site in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA13	RAG Rating:	Red	25 March 2026

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			

SHELAA Reference: 17SLAA14	RAG Rating:	Amber	25 March 2026

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 buliding within site			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA15	RAG Rating:	Amber	25 March 2026

Site Address:	Land North West Of Eagle Villas, Main Road, Ford End, Chelmsford, Essex		
Parish:	Great Waltham	Total Score:	108
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	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Very small section of site is used as a car park for Parish Council and Visitors			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA16	RAG Rating:	Red	25 March 2026

Site Address:	Land North West Of The Spread Eagle, Main Road, Margaretting, Ingatestone, Essex		
Parish:	Margaretting	Total Score:	91
Developable Site Area (ha):	4.56	Reason for discounted areas:	
Potential Yield:	78	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access off Roman Road. Adjacent to conservation area. Handful of trees on boundary protected under TPO/2004/042 and Oak Stables Meadow (LoWS) borders site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA17	RAG Rating:	Red	25 March 2026

Site Address:	Field 2284 South Of Maltings Road, Battlesbridge, Wickford, Essex		
Parish:	Rettendon	Total Score:	80
Developable Site Area (ha):	3.84	Reason for discounted areas:	
Potential Yield:	75	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access to Maltings Road. Partially within conservation area. Within Marine Conservation Zone. ECC contaminated land CHL13 and CHL14 within site.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA18	RAG Rating:	Red	25 March 2026

Site Address:	Lathcoats Farm Shop, Beehive Lane, Great Baddow, Chelmsford, CM2 8LX		
Parish:	Great Baddow	Total Score:	108
Developable Site Area (ha):	15.29	Reason for discounted areas:	
Potential Yield:	262	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Direct access to the site via Beehive Lane. Adjacent to grade 2 listed building.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA19	RAG Rating:	Amber	25 March 2026

Site Address:	Land East Of Broomfield Library, 180 Main Road, Broomfield, Chelmsford		
Parish:	Broomfield	Total Score:	105
Developable Site Area (ha):	0.52	Reason for discounted areas:	
Potential Yield:	10	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access onto the Brooklands House site access. Adjacent Grade II listed building.0.02ha protected under TPO/2001/055.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA22	RAG Rating:	Amber	25 March 2026

Site Address:	Livery Stables, Fulbourne Farm, Boreham Road, Great Leighs, Chelmsford, CM3 1PR		
Parish:	Great Leighs	Total Score:	96
Developable Site Area (ha):	8.09	Reason for discounted areas:	
Potential Yield:	139	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. Adjacent to Grade 2 listed building. Adjacent to protected lanes.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA23	RAG Rating:	Amber	25 March 2026

Site Address:	Land North Of Paulk Hall Lane, Great Leighs, Chelmsford, Essex		
Parish:	Great Leighs	Total Score:	107
Developable Site Area (ha):	12.06	Reason for discounted areas:	
Potential Yield:	207	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA24	RAG Rating:	Amber	25 March 2026

Site Address:	Land Around Sewage Works, Goodmans Lane, Great Leighs, Chelmsford, Essex		
Parish:	Great Leighs	Total Score:	95
Developable Site Area (ha):	8.73	Reason for discounted areas:	Sewage Pumping Station (0.03ha)
Potential Yield:	150	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent to a Protected Lane. Natural Green Space (Limited Access). 0.1ha under TPO/2008/046.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA25	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 17SLAA26	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 17SLAA27	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 17SLAA28	RAG Rating:	Red	25 March 2026

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			

SHELAA Reference: 17SLAA29	RAG Rating:	Amber	25 March 2026

Site Address:	Bilton Road, Chelmsford, CM1 2UP		
Parish:	Chelmsford	Total Score:	97
Developable Site Area (ha):	3.27	Reason for discounted areas:	Electricity substation (0.002ha)
Potential Yield:	293	Typology:	11
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. The site is accessed from Waterhouse Lane. Fifteen trees on boundary or just north of boundary protected under TPO/2002/067 and TPO/2003/095.Priority 3 contaminated land: SOPC000170, ECC CHL193 within site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Amber
Viability	0	Development is likely unviable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA30	RAG Rating:	Amber	25 March 2026

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 proteced by TPO/2009/048 which may contain veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA31	RAG Rating:	Amber	25 March 2026

Site Address:	Land South East Of Fortune Cottage, School Lane, Great Leighs, Chelmsford, Essex		
Parish:	Great Leighs	Total Score:	108
Developable Site Area (ha):	0.35	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Private vehicle and pedestrian access to site. Adjacent to Grade 2 listed buildings.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 17SLAA32	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 18SLAA1	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 18SLAA3	RAG Rating:	Amber	25 March 2026

Site Address:	Pondside Nursery And Yard, Chatham Green, Little Waltham, Chelmsford, Essex, CM3 3LE		
Parish:	Little Waltham	Total Score:	98
Developable Site Area (ha):	0.6	Reason for discounted areas:	
Potential Yield:	0	Typology:	33+35+36+38
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	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	5	Site is within 100m walking distance 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	N/A	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	N/A	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. 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	N/A			
Comments 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: 18SLAA4	RAG Rating:	Green	25 March 2026

Site Address:	Land North Of Elm Green Lane, Danbury, Chelmsford, Essex		
Parish:	Danbury	Total Score:	110
Developable Site Area (ha):	13.98	Reason for discounted areas:	
Potential Yield:	240	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha on site protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI. Site also adjacent to TPO/2010/008 and TPO/1980/001.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 18SLAA5	RAG Rating:	Red	25 March 2026

Site Address:	Gay Bowers Farm, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD		
Parish:	West Hanningfield	Total Score:	96
Developable Site Area (ha):	5.8	Reason for discounted areas:	
Potential Yield:	99	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 0.192ha protected under TPO/2006/044 - mainly to the south and west but slivers of the TPO within the site; 0.042ha Temple Grove Ancient Woodland, ID 883 - almost identical coverage as the TPO			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 18SLAA6	RAG Rating:	Red	25 March 2026

Site Address:	Poolman Ltd, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD		
Parish:	West Hanningfield	Total Score:	98
Developable Site Area (ha):	0.2	Reason for discounted areas:	
Potential Yield:	6	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. TPO/2006/044 and Temple Grove Ancient Woodland, ID 883 within 15m to the south of the site			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 18SLAA7	RAG Rating:	Green	25 March 2026

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 buliding.TPO/2003/004, TPO/2202/020 and TPO/1989/025 just touching the southern border of the site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 18SLAA8	RAG Rating:	Yellow	25 March 2026

Site Address:	Land North Of Oat Leys, Broomfield, Chelmsford		
Parish:	Broomfield	Total Score:	114
Developable Site Area (ha):	1.92	Reason for discounted areas:	
Potential Yield:	43	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access via Patching Hall Lane. Priority 4 contaminated land within site: SOPC000600.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: 18SLAA9	RAG Rating:	Amber	25 March 2026

Site Address:	Land South Of Mashbury Road, Chignal, Chelmsford, Essex		
Parish:	Chignal	Total Score:	107
Developable Site Area (ha):	4.67	Reason for discounted areas:	
Potential Yield:	80	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Promoted by both parties. Entire site not within promoters control.			

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: 18SLAA11	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: 18SLAA16	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 18SLAA17	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 18SLAA18	RAG Rating:	Red	25 March 2026

Site Address:	Land South Of 89 To 143 Galleywood Road, Great Baddow, Chelmsford, Essex		
Parish:	Great Baddow	Total Score:	100
Developable Site Area (ha):	7.95	Reason for discounted areas:	
Potential Yield:	136	Typology:	2
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access via Galleywood Road.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 18SLAA19	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Access onto Mill Road. Adjacent to grade 2 listed buildings. 0.03ha protected under TPO/2000/008 covering the southern access to the site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 18SLAA20	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the 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.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 19SHELAA4	RAG Rating:	Red	25 March 2026

Site Address:	Land West Of Beauvoir Arms, Downham Road, Ramsden Heath, Billericay, Essex		
Parish:	South Hanningfield	Total Score:	96
Developable Site Area (ha):	0.25	Reason for discounted areas:	
Potential Yield:	8	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent Grade II listed buliding.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.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 19SHELAA5	RAG Rating:	Red	25 March 2026

Site Address:	Land Adjacent The Pines, Park Lane, Ramsden Heath, Billericay, Essex		
Parish:	South Hanningfield	Total Score:	100
Developable Site Area (ha):	0.27	Reason for discounted areas:	
Potential Yield:	8	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 19SHELAA6	RAG Rating:	Red	25 March 2026

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

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 19SHELAA7	RAG Rating:	Amber	25 March 2026

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 buliding.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Site in use for other purposes. Entire site not within promoters control.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 19SHELAA8	RAG Rating:	Red	25 March 2026

Site Address:	Land East Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex		
Parish:	South Hanningfield	Total Score:	110
Developable Site Area (ha):	0.15	Reason for discounted areas:	
Potential Yield:	5	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 19SHELAA9	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 19SHELAA10	RAG Rating:	Amber	25 March 2026

Site Address:	Land South West Of Allotment Gardens, Hall Lane, Sandon, Chelmsford, Essex		
Parish:	Sandon	Total Score:	106
Developable Site Area (ha):	0.27	Reason for discounted areas:	
Potential Yield:	8	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Within 15m of group of trees protected by TPO/2000/056, may contain veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 19SHELAA12	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: 19SHELAA13	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 20SHELAA3	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: 20SHELAA5	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the 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 buliding.Within 100m of Sandon Pit (LoWS). Adjacent to Historic landfill: EAHLD00476; Priority 2: SOPC000334.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA1	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: 21SHELAA3	RAG Rating:	Amber	25 March 2026

Site Address:	Land North Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford		
Parish:	Little Waltham	Total Score:	103
Developable Site Area (ha):	0.5	Reason for discounted areas:	
Potential Yield:	10	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA4	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: 21SHELAA5	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: 21SHELAA7	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: 21SHELAA9	RAG Rating:	Green	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA10	RAG Rating:	Red	25 March 2026

Site Address:	Land Rear Of 7 Willowmeade, Ramsden Heath, Essex		
Parish:	South Hanningfield	Total Score:	103
Developable Site Area (ha):	0.12	Reason for discounted areas:	
Potential Yield:	4	Typology:	19
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Currently part of a residential garden			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA11	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA14	RAG Rating:	Amber	25 March 2026

Site Address:	Land North Of Steepleview, Butts Green Road, Sandon, Chelmsford		
Parish:	Sandon	Total Score:	104
Developable Site Area (ha):	3.12	Reason for discounted areas:	
Potential Yield:	61	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Potential vehicular from Butt's Green Road.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA16	RAG Rating:	Amber	25 March 2026

Site Address:	Land North Of Tally Ho, Sandon Hall Bridleway, Sandon, Chelmsford, Essex		
Parish:	Sandon	Total Score:	102
Developable Site Area (ha):	1.81	Reason for discounted areas:	
Potential Yield:	41	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. TPO/1992/001 within the site. Also a woodland TPO, TPO/2024/18 within 15m to the west of the site, may contain veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently used for other purpose.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA17	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA18	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA19	RAG Rating:	Amber	25 March 2026

Site Address:	Land South West Of, Brook Hill, Little Waltham, Chelmsford		
Parish:	Little Waltham	Total Score:	97
Developable Site Area (ha):	2.65	Reason for discounted areas:	
Potential Yield:	52	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	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. West of site adjacent to War memorial Winckford Bridge WW11 Monuments adjacent to south of sideNatural Green Space (Limited Access). Site wholly within Village Meadow (LoWS and Landscape Character Area). 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				

SHELAA Reference: 21SHELAA20	RAG Rating:	Yellow	25 March 2026

Site Address:	Land Rear Of Owls, Waltham Road, Boreham, Chelmsford		
Parish:	Boreham	Total Score:	99
Developable Site Area (ha):	5.17	Reason for discounted areas:	
Potential Yield:	89	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Yellow
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of 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.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA21	RAG Rating:	Yellow	25 March 2026

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				

SHELAA Reference: 21SHELAA23	RAG Rating:	Red	25 March 2026

Site Address:	Land North Of Meadowgate, Stock, Ingatestone, Essex		
Parish:	Stock	Total Score:	98
Developable Site Area (ha):	0.77	Reason for discounted areas:	
Potential Yield:	15	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access from Meadowgate. TPO/2001/105 borders the north western edge of the site (Woodland TPO).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA27	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA30	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA33	RAG Rating:	Amber	25 March 2026

Site Address:	Land South East Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex		
Parish:	Little Waltham	Total Score:	111
Developable Site Area (ha):	1.45	Reason for discounted areas:	
Potential Yield:	32	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access available from track in adjacent to Baileys Cottage.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA41	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA42	RAG Rating:	Amber	25 March 2026

Site Address:	Land East Of Imbirds Yard, Souther Cross Road, Good Easter, Chelmsford, Essex		
Parish:	Good Easter	Total Score:	99
Developable Site Area (ha):	6.63	Reason for discounted areas:	Sewage Pumping Station (0.03ha)
Potential Yield:	114	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access via Souther Cross Road. Covers part of Conservation Area. Adjacent to Grade II Listed Building.Within 100m of TPO.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA43	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: 21SHELAA46	RAG Rating:	Amber	25 March 2026

Site Address:	Land South Of Corner Cottage, Woodhill Road, Danbury, Chelmsford, Essex		
Parish:	Danbury	Total Score:	103
Developable Site Area (ha):	0.17	Reason for discounted areas:	
Potential Yield:	5	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of Danbury Country Park (LoWS).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA47	RAG Rating:	Amber	25 March 2026

Site Address:	Land South Of Bakery Cottage, Chatham Green, Little Waltham, Chelmsford, Essex		
Parish:	Little Waltham	Total Score:	104
Developable Site Area (ha):	0.34	Reason for discounted areas:	
Potential Yield:	10	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Adjacent to Grade II Listed Buildings.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA48	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA49	RAG Rating:	Green	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Within 15m of a tree belt to the south covered by TPO/2014/025, some may be veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA50	RAG Rating:	Amber	25 March 2026

Site Address:	Land West Of Twitty Fee, Danbury, Chelmsford, Essex		
Parish:	Danbury	Total Score:	109
Developable Site Area (ha):	3.62	Reason for discounted areas:	
Potential Yield:	71	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicular access from Runsell Lane. Adjacent to a Protected Lane. Site within 15m of Woodland TPOs to the north west, TPO/1981/002, which may contain veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA51	RAG Rating:	Red	25 March 2026

Site Address:	Field Rear Of 7 To 8 The Greenway, Runwell, Wickford, Essex		
Parish:	Runwell	Total Score:	104
Developable Site Area (ha):	0.35	Reason for discounted areas:	
Potential Yield:	11	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access via existing access rear of 7 The Greenway. Within 100m of TPO/2005/036.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA52	RAG Rating:	Amber	25 March 2026

Site Address:	Inspire House, Hollycroft, Great Baddow, Chelmsford, Essex, CM2 7FW		
Parish:	Great Baddow	Total Score:	103
Developable Site Area (ha):	1.97	Reason for discounted areas:	
Potential Yield:	44	Typology:	3
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Site within 15m of a tree belt to the north covered by TPO/2006/053. This may contain veteran trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA54	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA57	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the 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. Adjecent to Local Listed Building. TPO/2001/042 within the site.SPC000860 Sand & Gravel Pit covers the whole site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA59	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA60	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA61	RAG Rating:	Amber	25 March 2026

Site Address:	Land North East Of Lilley Farm, School Lane, Great Leighs, Chelmsford, Essex		
Parish:	Great Leighs	Total Score:	104
Developable Site Area (ha):	1.45	Reason for discounted areas:	
Potential Yield:	32	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Adjacent to Grade II Listed Buildings.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA62	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the 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 indiviudal trees on site protected by TPO/2000/044.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA63	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Adjacent Grade II Listed Buildings. Accessible Natural Green Space. TPO/2001/053, TPO/1995/021, TPO/2004/057 and Chelmer Valley Riverside (LoWS) within the site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Yellow
Viability	3	Development is marginal		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA64	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: 21SHELAA65	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA66	RAG Rating:	Amber	25 March 2026

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. Adajcent to Great Hyde Wood Ancient Woodland			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA67	RAG Rating:	Amber	25 March 2026

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	25 March 2026

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				

SHELAA Reference: 21SHELAA70	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA71	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA72	RAG Rating:	Amber	25 March 2026

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	25 March 2026

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				

SHELAA Reference: 21SHELAA76	RAG Rating:	Yellow	25 March 2026

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	25 March 2026

Site Address:	Falcon Bowling And Social Club, Channels Drive, Broomfield, Chelmsford, CM3 3FB		
Parish:	Broomfield	Total Score:	98
Developable Site Area (ha):	2.778	Reason for discounted areas:	Electricity substation (0.002ha)
Potential Yield:	54	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:		Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation	
Public Transport	5	Site is within 400m walking distance of one or more services	
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network	
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access	N/A		
Designated Heritage Assets	5	Site does not contain any designated heritage assets	
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3	
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1	
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site	
Neighbouring Constraints	5	Site has no neighbouring constraints	
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre	
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	
Comments on Suitability	Within Urban Area. In range of bus stops. Outdoor Sport (Private). Within 100m of a tree protected by a TPO.SOPC000009, SOPC000010, prchl12, SOPC000909, SOPC001015, SOPC000008, prchl10.		

Availability Criteria:		Availability Rating:	Yellow
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner	
Land Condition	3	Low intensity land uses	
Legal Constraints	5	Site does not face any known legal issues	
Planning Permission or Allocation	N/A		
Comments on Availability	Site currently in use for other purposes.		

Achievability Criteria:		Achievability Rating:	Green
Viability	5	Development is likely viable	
Timescale for Deliverability	5	Up to 5 years	
Comments on Achievability			

SHELAA Reference: 21SHELAA78	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: 21SHELAA79	RAG Rating:	Amber	25 March 2026

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			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	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. 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				

SHELAA Reference: 21SHELAA80	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: 21SHELAA81	RAG Rating:	Yellow	25 March 2026

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. Adjecent Grade II Listed Building. Many trees protected by TPO/2001/040 including along the west and east of the site, TPO/2001/040 and many individual trees.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA82	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA83	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA84	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA85	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: 21SHELAA86	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: 21SHELAA88	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA89	RAG Rating:	Amber	25 March 2026

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 Sandylay and Moat Woods (LoWS) and Essex Wildlife Trust Nature Reserve and Ancient Woodland, ID 828 .			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA90	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 21SHELAA91	RAG Rating:	Red	25 March 2026

Site Address:	Land Adjacent The Fox And Raven, Chelmer Village Way, Springfield, Chelmsford, Essex		
Parish:	Springfield	Total Score:	90
Developable Site Area (ha):	1.64	Reason for discounted areas:	
Potential Yield:	37	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Site is within Conservation Area. Adjacent to Grade II Listed Building. Accessible Natural Green Space. Chelmsford Watermeadows (LoWS) approx half of site area.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site already allocated in the Local Plan for future recreation use/SuDS			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA92	RAG Rating:	Amber	25 March 2026

Site Address:	Site Huts, Chelmer Viaduct Development Site, Chelmer Road, Chelmsford, Essex		
Parish:	Chelmsford	Total Score:	93
Developable Site Area (ha):	10.944	Reason for discounted areas:	Gas pipeline and buffer (0.246ha)
Potential Yield:	188	Typology:	2
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use

Suitability Criteria:		Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation	
Public Transport	5	Site is within 400m walking distance of one or more services	
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network	
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network	
Designated Heritage Assets	0	Site contains one or more designated heritage assets	
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use	
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features	
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3	
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints	5	Ground treatment is not expected to be required	
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation	
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre	
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Site is within Conservation Area. Adjacent to Grade II Listed Buildings. Accessible Natural Green Space. Chelmsford Watermeadows (LoWS).		

Availability Criteria:		Availability Rating:	Green
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner	
Land Condition	5	Vacant land & buildings	
Legal Constraints	5	Site does not face any known legal issues	
Planning Permission or Allocation	Site already allocated in the Local Plan for future recreation use/SuDS		
Comments on Availability			

Achievability Criteria:		Achievability Rating:	Green
Viability	5	Development is likely viable	
Timescale for Deliverability	5	Up to 5 years	
Comments on Achievability			

SHELAA Reference: 21SHELAA93	RAG Rating:	Amber	25 March 2026

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			

SHELAA Reference: 21SHELAA95	RAG Rating:	Red	25 March 2026

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				

SHELAA Reference: 21SHELAA96	RAG Rating:	Yellow	25 March 2026

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				

SHELAA Reference: 21SHELAA97	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does 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. Vehicluar 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.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA98	RAG Rating:	Red	25 March 2026

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	25 March 2026

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				

SHELAA Reference: 21SHELAA100	RAG Rating:	Yellow	25 March 2026

Site Address:	Land South West Of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford, Essex		
Parish:	Broomfield	Total Score:	99
Developable Site Area (ha):	12.63	Reason for discounted areas:	
Potential Yield:	217	Typology:	1
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Yellow
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Three protected trees on south eastern site boundary (TPO02003/004, TPO/2002/020 and TPO/1986/025).			

Availability Criteria:			Availability Rating:	Green
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 21SHELAA101	RAG Rating:	Green	25 March 2026

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				

SHELAA Reference: 22SHELAA7	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 22SHELAA10	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	0	There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Access			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 22SHELAA12	RAG Rating:	Red	25 March 2026

Site Address:	Storage 115 Brock Hill Runwell Wickford SS17NJ		
Parish:	Runwell	Total Score:	99
Developable Site Area (ha):	6.28	Reason for discounted areas:	
Potential Yield:	108	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. Tree protected by TPO/2004/001 just to the east of the boundary, it might be a veteran tree.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: 22SHELAA9	RAG Rating:	Red	25 March 2026

Site Address:	Smithfield Nursery Woodham Road Battlesbridge Wickford SS11 7QW		
Parish:	Rettendon	Total Score:	102
Developable Site Area (ha):	3.53	Reason for discounted areas:	
Potential Yield:	69	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 22SHELAA14	RAG Rating:	Amber	25 March 2026

Site Address:	Land North East of 17 Old Bell Lane Rettenden Chelmsford		
Parish:	Rettendon	Total Score:	106
Developable Site Area (ha):	0.19	Reason for discounted areas:	
Potential Yield:	6	Typology:	18
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Access			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 22SHELAA17	RAG Rating:	Amber	25 March 2026

Site Address:	Land East of Priors, Hollow Lane, Broomfield		
Parish:	Broomfield	Total Score:	106
Developable Site Area (ha):	2.24	Reason for discounted areas:	
Potential Yield:	44	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 22SHELAA21	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either 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.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 22SHELAA20	RAG Rating:	Amber	25 March 2026

Site Address:	Telephone Exchange Mill Lane Ramsden Heath Billericay CM11 1LY		
Parish:	South Hanningfield	Total Score:	113
Developable Site Area (ha):	0.14	Reason for discounted areas:	
Potential Yield:	4	Typology:	22
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: 22SHELAA23	RAG Rating:	Green	25 March 2026

Site Address:	Car Park Glebe Road Chelmsford		
Parish:	Chelmsford	Total Score:	120
Developable Site Area (ha):	0.12	Reason for discounted areas:	
Potential Yield:	4	Typology:	22
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 22SHELAA24	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 22SHELAA25	RAG Rating:	Amber	25 March 2026

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 bulidings.Trees protected by TPO/2003/079 in the eastern part of the eastern parcel. Also group of trees on Wheelers Hill adjacent to the largest parcel protected by TPO/2014/002.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation				
Comments on Availability	Minerals safeguarding			

Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

SHELAA Reference: 22SHELAA26	RAG Rating:	Amber	25 March 2026

Site Address:	Land Sout East of Roselawn Farm Main Road Broomfield Chelmsford CM1 7AG		
Parish:	Broomfield	Total Score:	94
Developable Site Area (ha):	2.85	Reason for discounted areas:	
Potential Yield:	56	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Appeal in progress			
Comments on Availability	Green wedge			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 23GT5	RAG Rating:	Red	25 March 2026

Site Address:	The Gables Highwood Road Writtle CM1 3PR		
Parish:	Writtle	Total Score:	99
Developable Site Area (ha):	0.43	Reason for discounted areas:	
Potential Yield:	10	Typology:	17
Proposed Use:	Residential - G&T	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	2013 application for stationing of 2 caravans refused.			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 23GT4	RAG Rating:	Red	25 March 2026

Site Address:	Roseberry Farm Hayes Chase Battlesbridge Wickford SS117QT		
Parish:	Rettendon	Total Score:	91
Developable Site Area (ha):	0.68	Reason for discounted areas:	
Potential Yield:	13	Typology:	5
Proposed Use:	Residential - G&T	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Yellow
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	0	Site faces known legal issues		
Planning Permission or Allocation				
Comments on Availability	High court injunction on the land relating to previous owner restricting the resdiential ocucpation of the land to the previous owner			

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 24SHELAA1	RAG Rating:	Amber	25 March 2026

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 dweelings			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 24SHELAA3	RAG Rating:	Yellow	25 March 2026

Site Address:	Land South East Of Pratts Farm Roundabout Little Waltham Chelmsford Essex		
Parish:	Chelmsford Garden Community	Total Score:	91
Developable Site Area (ha):	5.05	Reason for discounted areas:	
Potential Yield:	0	Typology:	N/A
Proposed Use:	Community Facility	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Yellow
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of 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.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	22/01950/FUL - application under consideration			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 24SHELAA4	RAG Rating:	Red	25 March 2026

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

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	N/A	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	N/A	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	N/A	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 24SHELAA5	RAG Rating:	Red	25 March 2026

Site Address:	Land Adjacent Rustlings School Lane Stock Ingatestone Essex		
Parish:	Stock	Total Score:	96
Developable Site Area (ha):	3.17	Reason for discounted areas:	Next to buffer
Potential Yield:	62	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:		Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation	
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation	
Public Transport	5	Site is within 400m walking distance of one or more services	
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network	
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access	N/A		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets	
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3	
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1	
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints	5	Ground treatment is not expected to be required	
Neighbouring Constraints	5	Site has no neighbouring constraints	
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre	
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	
Comments on Suitability	Outside of DSB. Woodland TPO/1976/030 borders the site to the south and south east. Adjacent Essex Gardens Trust Sites (Greenwoods)		

Availability Criteria:		Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector	
Land Condition	2	Established multiple uses	
Legal Constraints	5	Site does not face any known legal issues	
Planning Permission or Allocation	N/A		
Comments on Availability			

Achievability Criteria:		Achievability Rating:	Green
Viability	5	Development is likely viable	
Timescale for Deliverability	5	Up to 5 years	
Comments on Achievability			

SHELAA Reference: 24SHELAA6	RAG Rating:	Red	25 March 2026

Site Address:	Land West Of Glebe Meadow Roxwell Chelmsford		
Parish:	Roxwell	Total Score:	99
Developable Site Area (ha):	5.67	Reason for discounted areas:	
Potential Yield:	97	Typology:	2
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 24SHELAA7	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	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 & aboveAdjacent Chelmer Valley Riverside LoWS			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Shopfront alterations			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 24SHELAA9	RAG Rating:	Amber	25 March 2026

Site Address:	Land North Of Old Rectory Lodge Main Road Woodham Ferrers Chelmsford		
Parish:	Bicknacre	Total Score:	105
Developable Site Area (ha):	0.8	Reason for discounted areas:	
Potential Yield:	15	Typology:	5
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	COU to equime livery / riding - not implemented			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 24SHELAA10	RAG Rating:	Amber	25 March 2026

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				

SHELAA Reference: 24SHELAA11	RAG Rating:	Red	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. A tree belt covered by TPO/1976/030 along the western border and a single tree protected by TPO/2005/065 in the north eastern corner of the site.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 24SHELAA13	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km 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.			

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	Residential development - Refused			
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 24SHELAA14	RAG Rating:	Amber	25 March 2026

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:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the 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.			

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 use for residential caravans			
Comments 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: 24SHELAA15	RAG Rating:	Amber	25 March 2026

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	25 March 2026

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.			

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				

SHELAA Reference: 25SHELAA1	RAG Rating:	Yellow	25 March 2026

Site Address:	Kings Yard Leighams Road Bicknacre Chelmsford CM3 4HF		
Parish:	Bicknacre	Total Score:	103
Developable Site Area (ha):	2.55	Reason for discounted areas:	
Potential Yield:	50	Typology:	3
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Yellow
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A	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	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/2009/004 (Land Adjacent Oaklea) to west of site entrance on Leighams Road			

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	Repair and storage of Euro Bins and general maintenance on land approximately 8 metres from the road.			
Comments 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: 25SHELAA4	RAG Rating:	Green	25 March 2026

Site Address:	Land East of Plantation Road Boreham		
Parish:	Boreham	Total Score:	113
Developable Site Area (ha):	40.07	Reason for discounted areas:	
Potential Yield:	638	Typology:	26+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:	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	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	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. Trees protected by TPO/1998/018 within 15m of the south west 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				
Comments 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: 25SHELAA10	RAG Rating:	Amber	25 March 2026

Site Address:	Land North And East Of Honeycombe Sandon Hall Bridleway Chelmsford		
Parish:	Sandon	Total Score:	103
Developable Site Area (ha):	1.28	Reason for discounted areas:	
Potential Yield:	25	Typology:	4
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	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	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 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	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation				
Comments 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: 25SHELAA13	RAG Rating:	Amber	25 March 2026

Site Address:	Field Rear of Copperfield Old Church Road East Hanningfield Chelmsford		
Parish:	East Hanningfield	Total Score:	109
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	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	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. In range of bus stops. Boundary of Rails Farm (Grade 2 listed) touches north of siteLocal GP surgery just over 2km away			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation				
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 25SHELAA14	RAG Rating:	Amber	25 March 2026

Site Address:	Land North of School Lane Broomfield Chelmsford		
Parish:	Broomfield	Total Score:	103
Developable Site Area (ha):	0.39	Reason for discounted areas:	
Potential Yield:	12	Typology:	17
Proposed Use:	Residential	Comments on the size of site:	

Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the 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	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 direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
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.			

Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation				
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

SHELAA Reference: 25SHELAA17	RAG Rating:	Yellow	25 March 2026

Site Address:	Highwater Farm The Common East Hanningfield Chelmsford		
Parish:	East Hanningfield	Total Score:	107
Developable Site Area (ha):	65.8	Reason for discounted areas:	
Potential Yield:	1048	Typology:	26+33+35+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:	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	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	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. In range of bus stops. There is a Grade II listed building east of the site on opposite side of the roadPrioirty Habitats and TPO/2004/033 in southern edge of site. TPO/2025/007 middle/northern section of site. SSSI impact risk zone runs through 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				
Comments on Availability				

Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				