

APPENDIX 6

‘Policy-off’ SLAA Assessment for Discounted Sites

Council Reference	CFS2	Site Name	The Lordship Stud Writtle College Back Road Writtle Chelmsford
SLAA Reference	1	Observations	Site in use as residential, small businesses at home, communal housing of elderly and disabled people
Category:	1		
Yield:	39		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Writtle College is in the process of decanting from this site to another part of the College as part of its Estate Strategy of pursuing efficiency and r	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference :	CFS5	Site Name	Land adjacent to: 1 Oak Cottages, Chalk Street, Rettendon Common, Near Chelmsford Essex
SLAA Reference :	2	Observations	Site is adjacent to RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3)
Category:	1		
Yield:	0		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology	11 - small, greenfield, Other Rural Villages (Residential)

Council Reference	CFS9	Site Name	Land South East of The Lion Inn Main Road Boreham Chelmsford Essex
SLAA Reference	5	Observations	FP 29BOR runs through the site and FP 30BOR runs along boundary of the site.
Category:	2		
Yield:	400		
Density: (per ha)	35		

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 listed Boreham House within view of site and it's gardens of special historic interest
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Developer has option to purchase site from the owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference : CFS13

SLAA Reference : 8

Category: 2

Yield: 151

Density: 35
(per ha)

Site Name Land South East of Tyrells Cottages Main Road Boreham Chelmsford Essex

Observations Public footpath FP 29BOR runs through the site. 2 electricity pylons present on site - site area has been discounted to reflect this.

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Site in view of grade II listed Boreham House and gardens of special historic interest
Site is potentially suitable but faces some constraints	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference	CFS14	Site Name	Sutch and Searle Warehouse Highwood Road Writtle Chelmsford
SLAA Reference	9	Observations	Level site. Footpath FP 68WRT runs to the south of the site. Site falls within buffer zone of SSSI - Newney Green Pit and sites falls wholly within gas pipeline buffer zone
Category:	2		
Yield:	0		
Density: (per ha)	35		

Site performs well against suitability criteria
 Site faces some availability constraints
 Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	2: Established single uses
Business within existing warehouse needs to be relocated	
Other Availability Considerations	

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential). Constraints present on site have lowered score to 'moderate'.

Council Reference	CFS17	Site Name	Argents Nursery Highwood Road Edney Common Chelmsford Essex
SLAA Reference	12	Observations	Site falls within buffer zone of SSSI - Newney Green Pit. Also adjacent to Grade II listed Green Man Public House 11/986
Category:	2		
Yield:	8		
Density: (per ha)	30		

Site faces some suitability constraints
Site performs well against availability criteria
Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	0: Treatment expected to be required on the majority of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Adjacent to Grade II listed Green Man Public House 11/986
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 11 for density and Typology 9 for size and gross to net ratio. However, moderate achievability given in this case due to the fact that 90% of the site is within a hazardous substance zone.

Council Reference CFS20
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Site Name Land East of Barn Mead Galleywood Chelmsford Essex

SLAA Reference 15

Observations Public footpath FP 28GAL runs along northern boundary. Site is in view of grade II listed Seabrights Barn

Category: 1

Yield: 17

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference : CFS22 **Site Name** Longcroft Maldon Road Margaretting Ingatestone Essex

Observations

SLAA Reference 17

Category: 2

Yield: 10

Density: 30
(per ha)

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS23	Site Name	Land South of Petton Stock Road Stock Ingatestone Essex
SLAA Reference	18	Observations	TPO/2012/006 runs adjacent to the site
Category:	1		
Yield:	72		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Multple landowners, however seem to be in agreement to bring forward the site	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference : CFS24

SLAA Reference : 19

Category: 2

Yield: 209

Density: 30
(per ha)

Site Name Kings Farm Main Road Ford End Chelmsford Essex

Observations Site promoted for a mix of uses. Site falls within buffer zone of an SPA.

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Opposite the site is Grade II listed Wall Farmhouse Main Road Great Waltham.
Site is potentially suitable but faces some constraints	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS25
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SLAA Reference 20

Category: 1

Yield: 19

Density: 35
(per ha)

Site Name Land South West of 21 Seven Ash Green Chelmsford

Observations Former mineral extraction pit, with banks to its perimeter and the base of which is flat and sits considerably lower in the landscape than surrounding land.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	0: Treatment expected to be required on the majority of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential) as it falls within the outer fringe of Chelmsford in the green gap where suburban housing is present.

Council Reference CFS30

Site Name Land South East of Cherry Tree Cottages Stock Road Stock Ingatestone Essex

SLAA Reference 25

Observations Site is close to Grade II listed Greenwoods Estate on the opposite side of the road. Part of the site is within as well as adjacent to the Stock conservation area.

Category: 1

Yield: 123

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference	CFS31	Site Name	Land West of Hands Farm Radley Green Road Highwood Ingatestone Essex
SLAA Reference	26	Observations	
Category:	2		
Yield:	12		
Density:	30		
(per ha)			

Site faces some suitability constraints
 Site faces some availability constraints
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Site is adjacent to Grade II listed Hand Farmhouse
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	1: Established multiple uses
Current light industrial/storage to be relocated to owners other premises at Radley Green Farm (approximately ½ mile distance).	
Other Availability Considerations	Existing occupiers need relocating
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference	CFS33	Site Name	Land North West of 71 School Road Downham Billericay Essex
SLAA Reference	27	Observations	Site currently in existing employment uses. Key constraints: flood risk and Grade II listed building. Site falls within buffer zone of SSSI - Hanningfield Reservoir. Site is in view of Grade II listed The Cottages Allens Farm 128 Downham Road
Category:	3		
Yield:	20		
Density: (per ha)	30		

Site faces significant suitability constraints
Site faces some availability constraints
Site faces some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	0: Over 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	1: Established multiple uses
Existing use needs to vacate the site.	
Other Availability Considerations	Owner has indicated that they are able to offer alternative site to existing occupiers
	Site is potentially available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Council Reference CFS34

Site Name Land Rear of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex

SLAA Reference 28

Observations Site falls within buffer zone of: SSSI - Crouch & Roach Estuaries. RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3)

Category: 1

Yield: 88

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS35

Site Name Land South West of Hillcroft Marigold Lane Stock Ingatestone Essex

SLAA Reference 29

Observations Footpaths FP 26STK runs alongside and inside boundary on north east side of site. FP33STK and FP32STK end opposite the site on west boundary. Site falls within buffer zone of SSSI - Hanningfield Reservoir, SSSI - Norsey Wood

Category: 1

Yield: 159

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference	CFS38	Site Name	Land at Thrift Farm Moulsham Thrift Chelmsford Essex
SLAA Reference	32	Observations	Footpath FP 34CFD runs across part of the south west section of the site
Category:	1		
Yield:	489		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Only a small proportion of site in Flood Zones 2 and 3
	Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 6 - large, greenfield site, Chelmsford Outer Fringe (Mixed use including residential)

Council Reference	CFS40	Site Name	Street Record Windsor Road Downham Billericay Essex
SLAA Reference	34	Observations	Bridleway BW 57SHF runs adjacent to the eastern boundary. Site falls within buffer zone of SSSI - Hanningfield Reservoir
Category:	2		
Yield:	43		
Density: (per ha)	35		

Site performs well against suitability criteria

Site performs well against availability criteria

Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Subject to relocation of existing uses	
Other Availability Considerations	

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 11-small, greenfield, Other Rural Villages (Residential) for location and Typology 9-medium, greenfield, Key Rural Villages (Residential) for gross to net ratio. However moderate achievability given remediation likely.

Council Reference	CFS41	Site Name	Land North of Chickdene Farm Windsor Road Downham Billericay Essex
SLAA Reference	35	Observations	
Category:	1		
Yield:	26		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
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Other Availability Considerations

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS42
:

Site Name New Barnes Farm Ingatestone Road Highwood Chelmsford Essex

SLAA Reference 36

Observations Site has a number of low intensity storage buildings equating to 1688 sq m

Category: 1

Yield: 8

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference CFS45

Site Name Larmar Engineering CO Ltd Main Road Margaretting Ingatestone Essex

SLAA Reference 39

Observations Site is an undeveloped field next to owners business and bordering Margaretting Village envelope boundary. Footpath FP 19MAR adjacent to site and FP 18MAR on land opposite the site. Tree preservation orders within and adjacent to site - 6 oak and ash trees. Opposite grade II listed building ref 12/385 and adjacent to conservation area.

Category: 1

Yield: 33

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS49

Site Name Land South East of The Lion Inn Main Road Boreham Chelmsford Essex

SLAA Reference 43

Observations Gently sloping site. Footpath FP 29BOR runs through the site and FP 30BOR runs along site boundary. Grade 1 listed Boreham House within view of site and it's gardens of special historic interest

Category: 2

Yield: 353

Density: 35
(per ha)

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 1 listed Boreham House within view of site and it's gardens of special historic interest
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS50

Site Name Land East of Premier Lodge Hotel Main Road Boreham Chelmsford Essex

SLAA Reference 44

Observations Bridleway BW 45BOR runs through part of the north to east section of the site and footpath FP 31BOR ends opposite the site. CW 9 terminates on the adjacent roundabout. Tree preservation order TPO/2014/001 across section of the southern part of the site.

Category: 2

Yield: 0

Density: 35
(per ha)

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Site contains Grade II listed Generals building and is opposite to Grade I listed Boreham House and it's gardens of special historic interest
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference : CFS51

SLAA Reference : 45

Category: 1

Yield: 33

Density: 35
(per ha)

Site Name Field OS Ref 4730, The Chase, Boreham, Chelmsford, Essex

Observations Footpath (The Chase) FP 32BOR runs adjacent to entire west side of site. Boreham conservation area is located some 100m to the north-east of the site beyond the development at Brookfield. Site adjoining to the west is identified as an area of open space as set out in the Site Allocations Development Plan Document (2012)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference CFS53

Site Name Land east of Main Road, Broomfield, Chelmsford, Essex

SLAA Reference 47

Observations Footpath FP 42LTW runs adjacent to Northern boundary of site. Numerous trees; large protected area adjacent to the East of site, TPO number: TPO/2006/017. Eastern edge of site falls within buffer zone of Local Wildlife Site: CH76. Essex Wildlife Trust Nature Reserve OBJE

Category: 1

Yield: 247

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Whilst part of the site falls within flood zones 2 and 3, a significant part of the developable area is within flood zone 1. Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details : Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference : CFS54

SLAA Reference : 48

Category: 2

Yield: 0

Density: 40
(per ha)

Site Name Land at Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex

Observations Site proposed for employment uses. Footpath (towing path) runs along the southern boundary to the site, north of the River Chelmer. FP 17SPR cuts through Southern portion of site. FP 18SPR runs adjacent to Southern boundary of site. FP 37BOR runs adjacent to South East corner of site. FP 19SPR cuts through South East corner of site. FP 42BOR cuts through South East corner of site

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	1: 25% - 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	248 and CBC/00244. Boreham House Park or Garden adjacent to East of site. Southern area of site covered by Chelmer and Blackwater Navigation Conservation Area: G021
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 17 - medium, greenfield, District Wide (B8 - Storage or Distribution only) and Typology 16 - medium, greenfield, District Wide (B2 - General Industry only)

Council Reference CFS59
:

Site Name Field Adjacent Lionfield Cottages, Main Road, Boreham, Chelmsford, Essex

SLAA Reference 53

Observations Generally level site. Public footpaths FP 25BOR runs through centre of the site and FP 29BOR run to the edge of the site.

Category: 1

Yield: 165

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS62

SLAA Reference 56

Category: 2

Yield: 221

Density: 35
(per ha)

Site Name Land North of Cricketers Close, Broomfield, Chelmsford

Observations Footpath FP 42LTW runs adjacent to Northern boundary of site. Large protected tree area adjacent to the East of site, TPO number: TPO/2006/017. Eastern edge of site adjacent to Local Wildlife Site: CH76. Archaeological Site ARCSIT/1880 within site. Grade II listed property adjacent to the site: CBC/00281. Broomfield Conservation Area opposite Western edge of site.

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	0: Site wholly within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Due to heritage, archaeological and local wildlife constraints.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS63

SLAA Reference 57

Category: 1

Yield: 454

Density: 35
(per ha)

Site Name Land East and West of Beehive Lane, Great Baddow, Chelmsford, Essex

Observations Relatively flat site. Public footpath is located approximately 50m south of the site along the northern boundary of Chelmer Park. Along Northern boundary of Eastern site: TPO/1987/019 and TPO/2004/007. The existing Lathcoats Farmhouse located to the west

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Whilst the Grade II listed existing Lathcoats Farmhouse is present on the site, it would be incorporated into any potential scheme. Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner with option with promoter	
Other Availability Considerations	Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Site Assessment Details

Discounted

Council Reference :	CFS64	Site Name	Field at Junction of Main Road and Hoe Lane, Rettendon, Chelmsford, Essex
SLAA Reference :	58	Observations	Generally level site. Footpath FP 16RET runs to Eastern boundary of site. Tree preservation order TPO/2006/080 adjacent to Southern border of site. Site is also within buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	2		
Yield:	280		
Density: (per ha)	30		

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	0: In complex/multiple ownership or subject to ransom strip
Neotiations taking place on acquiring all freeholds on the site	
Other Availability Considerations	
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS66

Site Name Land At Runwell House, Runwell Road, Runwell, Wickford, Essex

SLAA Reference 60

Observations TPO/2002/031 and TPO/1982/009 opposite site. In buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Grade II listed building CBC/00809 opposite site. Archaeological Site ARCSIT/2000 adjacent to site.

Category: 1

Yield: 10

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Assumed willing landowner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Discounted

Council Reference : CFS67

SLAA Reference : 61

Category: 1

Yield: 169

Density: 35
(per ha)

Site Name Allotment Gardens, Runwell Road, Runwell, Wickford, Essex

Observations Tree Preservation Orders TPO/2002/031 and TPO/1982/009 adjacent to site. Site contains Open Space OBJECTID: 90. Within buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Footpath FP 7RUN terminates opposite the site. Grade II listed properties CBC/00809 and CBC/00801 and Grade I listed property CBC/00808 adjacent to site.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS69

Site Name Bromley Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex

SLAA Reference 63

Observations Level site. Site falls within buffer zone of SSSI - Hanningfield Reservoir. RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3)

Category: 1

Yield: 22

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference CFS70

SLAA Reference 64

Category: 1

Yield: 23

Density: 30
(per ha)

Site Name Land At Green Lane, Roxwell, Chelmsford, Essex

Observations Level site. Footpath FP 69ROX runs along Western boundary of the site. Tree Preservation Orders TPO/2007/009, TPO/2007/008, TPO/2007/005, TPO/2007/006, TPO/1961/015 within and adjacent to site. Within buffer zone of SSSI - Newney Green Pit.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS71	Site Name	Land East of Rignals Lane, Galleywood, Chelmsford, Essex
SLAA Reference	65	Observations	Footpath FP 35GAL runs along Southern boundary of the site.
Category:	1		
Yield:	385		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS72

SLAA Reference 66

Category: 1

Yield: 23

Density: 30
(per ha)

Site Name Land North of the Weir and West of Brook Hill, Little Waltham, Chelmsford

Observations Public footpath running SE-NW across the site, as well as along southeastern and northwestern borders. FP 23LTW and 24LTW running through site. FP 59LTW running along Southern boundary. Site is wholly within Chelmsford Green Wedge and adjacent to a Local Wildlife Site situated to the West of the site. Local Wildlife Site CH67 covers Western portion of the site. Tree Preservation Orders TPO/1989/019 and TPO/2006/057 adjacent to site. Site is within the Little Waltham Conservation Area

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Discounted

Council Reference CFS74

Site Name Land South East of 42 Church Hill, Little Waltham, Chelmsford, Essex

SLAA Reference 68

Observations Site adjacent to the Chelmsford Green Wedge. Site adjacent to the Chelmsford Green Wedge. Local Wildlife Site: CH71 adjacent to site. Open Space OBJECTID: 71 within site. Grade II listed buildings CBC/00679, CBC/00677 and CBC/00680 adjacent to site. Part of site within Little Waltham Conservation Area.

Category: 2

Yield: 34

Density: 30
(per ha)

Site faces some suitability constraints

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary
Other Suitability Considerations	Grade II listed buildings CBC/00679, CBC/00677 and CBC/00680 adjacent to site. Part of site within Little Waltham Conservation Area.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Two parties own site - and agreement will need to be reached in bringing it forward.
	Site is potentially available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Discounted

Council Reference	CFS77	Site Name	Land East of Premier Lodge Hotel, Main Road, Boreham, Chelmsford, Essex
SLAA Reference	71	Observations	PROW 213_45 From the B1137, by the Police House, in a north-westerly direction to the A12 PROW 213_31 From the main A12 road, north-east of generals, in a south-easterly direction to FP30. Bridleway 45BOR runs through the site. Tree Preservation Order TPO/2014/001 covers group of trees within the site to the south. Grade II listed building CBC/00248 within site. Registered parks and gardens: 1000354 to the South of site. Within buffer zone for 'final stage sand and gravel'
Category:	2		
Yield:	0		
Density: (per ha)	35		

Site faces some suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Relationship with designated heritage assets.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Council Reference CFS84

SLAA Reference 78

Category: 3

Yield: 0

Density: 35
(per ha)

Site Name Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex

Observations Level site. Adjacent to site: TPO/2006/072, TPO/2002/092, TPO/1997/014, TPO/03/027. Also falls within buffer zone for RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).

Site faces significant suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Site falls wholly within gas pipeline buffer zone. Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential).

Council Reference	CFS85	Site Name	Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex
SLAA Reference	79	Observations	Level site. 0.16ha falls within as pipeline buffer zone.
Category:	1		
Yield:	15		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Council Reference	CFS86	Site Name	Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex
SLAA Reference	80	Observations	Level site.
Category:	1		
Yield:	9		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	0: Site within 200m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner - existing dwellinghouse will be vacated prior to any redevelopment	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference	CFS87	Site Name	The Anchorage, Runwell Chase, Runwell, Wickford, Essex
SLAA Reference	81	Observations	Level site.
Category:	1		
Yield:	18		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference : CFS89

Site Name Land North West of Greenacres, Runwell Chase, Runwell, Wickford, Essex

Observations Level site.

SLAA Reference 83

Category: 1

Yield: 40

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference	CFS92	Site Name	Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex
SLAA Reference	86	Observations	Generally flat site. Site adjacent to Margaretting Conservation Area, on eastern border.
Category:	1		
Yield:	70		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS95

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SLAA Reference 89

Category: 1

Yield: 700

Density: 40
(per ha)

Site Name Wood Farm, Stock Road, Galleywood, Chelmsford, Essex

Observations PROW 299_79: From Stock Road leading south-westwards along the access track for Wood Farm, past FP81. Then north-westwards across the Common, past BR80 and FP47 to London Hill. Width is 3mt. PROW 299_80: From Margaretting Road leading north-eastwards across the strip of Common to meet FP46. Then passing into the field and continuing north-eastwards and then south-eastwards around the northern side of the field. PROW 299_81: From BR79 leading southwards across Galleywood Common to the A12, west of the Stock interchange. PROW 215_55: From Margaretting Road leading south-eastwards beside the northern boundary of the A12, width unspecified. FP 55CFD, 46GAL run along Western edge of site. Bridleway 80GAL runs along Western and Northern boundaries of site. FP 81GAL runs alongside Eastern boundary of site. Local wildlife: Priority Habitat Inventory - Deciduous Woodland (England). Local Wildlife Site: CH61 adjacent to Eastern and Northern boundaries of site; CH60 adjacent to South of site. Galleywood Common Local Nature Reserve adjacent to East, North and West of site.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential).

Council Reference CFS96

Site Name Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex

SLAA Reference 90

Observations Generally level site. Footpaths: PROW 299_50: From the road on Galleywood Common west of Glebe Farm in an easterly, north-easterly and south-easterly direction to the parish boundary near Five Trees. FP 50GAL runs along Eastern boundary of site. FP 54GAL runs to Eastern boundary of site. Local Wildlife Site: CH61 adjacent to West of site. Galleywood Common Local Nature Reserve adjacent to West of site.

Category: 1

Yield: 440

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Majority of site not subject to the constraints / or they can be satisfactorily mitigated given the size of the site. Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference : CFS97

SLAA Reference : 91

Category: 1

Yield: 131

Density: 35
(per ha)

Site Name Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex

Observations Level site. Tree Preservation Order TPO/2006/022 adjacent to Western boundary of site. Local Wildlife Site CH65 and CH60 within 100m of site. Galleywood Common Local Nature Reserve Adjacent to Western boundary of site.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential).

Council Reference	CFS101	Site Name	Land North West of Park and Ride Terminus Woodhill Road Sandon Chelmsford Essex
SLAA Reference	95	Observations	Public Footpath 4SAN crosses the site north/south. Some archaeology present - Site ARCSIT/1430
Category:	1		
Yield:	227		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS108

SLAA Reference 102

Category: 1

Yield: 53

Density: 30
(per ha)

Site Name Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex

Observations Site falls within buffer zone of SSSI - Newney Green Pit. Properties adjacent to the site are listed. Montagues Farmhouse. Grade II listed property. ID number: 1122068 The Old Vicarage. Grade II listed property. ID number: 1172156 Green Man Public House. Grade II listed property. ID number: 1264308. Grade II listed properties CBC/00632 and CBC/00631 adjacent to site.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference	CFS109	Site Name	Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex
SLAA Reference	103	Observations	Site falls within buffer zone of SSSI - Newney Green Pit.
Category:	1		
Yield:	47		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS110	Site Name	Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex
SLAA Reference	104	Observations	Site falls within buffer zone of SSSI - Newney Green Pit. Grade II listed building CBC/000803 adjacent to East of site.
Category:	1		
Yield:	111		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference	CFS111	Site Name	Land North of Hawkin Smiths Farmhouse, Wyse Road, Highwood, Chelmsford, Essex
SLAA Reference	105	Observations	Footpath FP 4HGW runs along Northern boundary of site.
Category:	1		
Yield:	14		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Council Reference : CFS112

SLAA Reference : 106

Category: 1

Yield: 120

Density: 35
(per ha)

Site Name Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford

Observations Level site. Footpaths include: PROW 299_29: From the road south of Little Seabrights in a south-westerly direction to the road west of Willow Cottage. Bridleway 39GAL runs along Western edge of site.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference : CFS113

SLAA Reference : 107

Category: 2

Yield: 404

Density: 35
(per ha)

Site Name Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex

Observations Writtle footpath 30 enters the site from the farm access road east of Writtle Bridge and continues in a north-easterly direction. Approximately 150m into the site, the footpath connects with Writtle footpath 31 which continues east for 200m, before turning north for 130m, and then east again for 320m to join Hatfield Grove on the eastern edge of the built up area of Chelmsford. From where it connects with footpath 31, footpath 30 continues across the site in a north-easterly direction to the parish boundary where it continues in the Borough of Chelmsford as footpath 43. FP 30WRT runs along Northern boundary of site. FP 31WRT cuts through the Southern section of the site. Tree Preservation Order TPO/2008/054 within Southern section of site. Site completely within River Can/Wid Green Wedge. Site falls within 'final stage sand and gravel' buffer zone.

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	0: Achieving a suitable access is likely to be subject to major constraints
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Additional land required to achieve an access to the site.
Site is potentially available	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential).

Council Reference	CFS118	Site Name	Land West of BAE Systems, West Hanningfield Road, Great Baddow
SLAA Reference	112	Observations	The site is located within the Metropolitan Green Belt. However, it abuts: the designated Urban Area, including residential units off Heycroft Way and The Westerings to the north; and, an allocated Employment Area, comprising the BAE Systems Advanced Technology Centre site (the BAE site) to the east.
Category:	2		
Yield:	35		
Density: (per ha)	30		

Site performs well against suitability criteria
Site faces some availability constraints
Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Existing uses relocated or site phasing required to bring forward development.
	Site is potentially available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio. However noise nuisance impacts achievability.

Council Reference	CFS122	Site Name	Land Northwest of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex
SLAA Reference	116	Observations	Public Bridleway 55LTW adjoining site on southern boundary on Wheelers Hill. Group of Frade II listed buildings around church within Conservation Area to south west of site. Site falls within a 'final stage sand and gravel' buffer zone.
Category:	1		
Yield:	194		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS123

Site Name Land South East of Little Belsteads Back Lane Little Waltham Chelmsford Essex

SLAA Reference 117

Observations Site proposed for Open Space/ Sports Provision. Public Footpath 39LTW Short section of public footpath along southern boundary of site. Site falls within permitted active sand and gravel aea - though this area has been discounted and is not included in the net developable area.

Category: 3

Yield: 0

Density: 30
(per ha)

Site faces significant suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Site is area of open space and is proposed for recreational uses
	Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS124	Site Name	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex
SLAA Reference	118	Observations	Site proposed for Open Space/ Sports Provision. Public Footpath 37BRF through site and along western boundary. Adjacent to Essex Wildlife Trust Nature Reserve, Newland Grove, and the site is a wildlife site. Also situated within the Green Wedge. Group TPO/2006/017 covers the site.
Category:	3		
Yield:	0		
Density: (per ha)	35		

Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Group TPO covers all the site.
	Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential).	

Council Reference	CFS126	Site Name	Brookmans Farm Back Lane Stock Ingatestone
:		Observations	Level site. Public Footpath 35STK to south of site.
SLAA Reference	120		
Category:	1		
Yield:	13		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference CFS127 **Site Name** Land South of Brookmans Farm Back Lane Stock Ingatestone

Observations Level site. Public footpaths 35STK and 37STK along southern and western border.

SLAA Reference 121

Category: 1

Yield: 47

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference	CFS129	Site Name	Land South of Writtle and North of the A141 Writtle Chelmsford Essex
SLAA Reference	123	Observations	Public Footpath 70WRT runs north-south across Area A from Lodge Road to A414. Local Wildlife Site: Hylands Park LoW opposite SE corner of area B. East half of B and all of C in Green Wedge. Site falls within buffer zone of SSSI - Newney Green Pit. Area B lies in close proximity to an access drive to Hylands Park (Grade II*)
Category:	1		
Yield:	1122		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Only small area within Food Zone 2 - developable area proposed is within Floosd Zone 1.
	Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Council Reference	CFS133	Site Name	Land South of 720 Galleywood Road, Chelmsford
:		Observations	Level site.
SLAA Reference	127		
Category:	1		
Yield:	3		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential) as it falls within the outer fringe of Chelmsford in the green gap where suburban housing is present.

Council Reference CFS134

Site Name Land South West of Silverwood South Hanningfield Road Rettendon Chelmsford

SLAA Reference 128

Observations Bridleway 40RET running on eastern boundary. Public Footpath 6RET to north of site. Site falls within buffer zone of SSSI - Hanningfield Reservoir, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).

Category: 1

Yield: 6

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference	CFS135	Site Name	Land north of The Old Coal Yard Little Waltham Chelmsford Essex
SLAA Reference	129	Observations	Site promoted for B1 use. Bridleway 18 BRF close to south of site. Bridleway 38BRF adjacent to west. Opposite Mill House Cottages Grade II Listed. Falls within 'final stage sand and gravel' buffer zone.
Category:	3		
Yield:	0		
Density: (per ha)	35		

Site performs well against suitability criteria

Site performs well against availability criteria

Site face significant achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	1: Poor achievability (cannot be used in first ten years)
Site most closely reflects Typology 15 - small, greenfield, District Wide (Managed workspace only)	

Council Reference CFS136

Site Name Land south of Cob Cottage Church Road West Hanningfield Chelmsford Essex

SLAA Reference 130

Observations Public footpath 35WHF along western border of the site. Public footpath 24WHF to north of site. Site falls within buffer zone of SSSI- Hanningfield Reservoir. Site opposite Grade II Listed Church House.

Category: 1

Yield: 36

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference : CFS138

SLAA Reference : 132

Category: 1

Yield: 45

Density: 30
(per ha)

Site Name Land East of Hallfield House Back Lane Little Waltham Chelmsford

Observations Level site. Public footpath 34LTW crosses south west corner of site. Northwestern corner of the site adjoins Little Waltham conservation area. This corner is also the other side of Back Lane to Grade II Listed Little Waltham Hall.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS140

SLAA Reference 134

Category: 1

Yield: 245

Density: 30
(per ha)

Site Name Land South East of Merefields Main Road Little Waltham Chelmsford Essex

Observations Public Footpath 25LTW along northern boundary and 28LTW running north/south across the site. Tree preservation order TPO/2005/018 adjacent to north east corner of site. Group of Listed Buildings to south of site on Blasford Hill. Site falls within the 'final stage sand and gravel' buffer zone.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS142
:

Site Name Land North of Lammas Cottage, High Street, Stock

SLAA Reference 136

Observations The site lies within the Metropolitan Green Belt. TPO/2001/068 protects trees on south western boundary.

Category: 1

Yield: 30

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference	CFS143	Site Name	Land to the West of Seven Ash Green, Chelmsford
SLAA Reference	137	Observations	Protected trees TPO/1983/035 TPO/2012/003 on north west boundary. Adjoins Essex Wildlife Trust Wildlife Site. Falls within Seven Ash Green Conservation Area. Within buffer zone of RAMSAR / SPA zone.
Category:	2		
Yield:	176		
Density: (per ha)	35		

Site faces some suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	0: Site within 200m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) as it falls within the outer fringe of Chelmsford where suburban housing is present.

Council Reference	CFS144	Site Name	Land East of St Marys Church Church Road Little Baddow Chelmsford Essex
SLAA Reference	138	Observations	Within buffer zone of SSSI - Blake's Wood & Lingwood Common. Church Road is a Protected Lane. Adjacent to St Mary's Churchyard open space. Grade II Listed Little Baddow Hall across the road and Grade I Listed Church adjacent to the site.
Category:	2		
Yield:	9		
Density: (per ha)	30		

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Designated heritage assets
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference	CFS146	Site Name	Land East of Bowen House Wheelers Hill Little Watham Chelmsford Essex
SLAA Reference	140	Observations	Level site. Public Footpath 55LTWadjacent ot northern boundary. Site falls within 'final stage sand and gravel' buffer zone.
Category:	1		
Yield:	23		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Constraints only affect a small proportion of the site and are therefore likely to be able to be mitigated.
	Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS147
:

Site Name Land at and West of 71 School Road Downham Billiricay Essex

SLAA Reference 141

Observations Protected trees on northern boundary TPO/2005/030 . Grade II Listed cottages adjacent to north east corner of site.

Category: 1

Yield: 151

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Constraints only affect a relatively small proportion of the overall site area
Site is highly suitable	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference	CFS149	Site Name	Land North East of Mole Cottage London Road Chelmsford Essex
SLAA Reference	143	Observations	Site proposed for B1 employment use. Level site. Hylands House and Park is opposite the site although this is across the dual carriageway.
Category:	2		
Yield:	0		
Density: (per ha)	30		

Site performs well against suitability criteria

Site performs well against availability criteria

Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 14 - small, brownfield, Central Chelmsford (B1 Office use only) and Typology 15 - small, greenfield, District Wide (Managed workspace only)

Council Reference CFS150

Site Name Land North East of Berwyn Maldon Road Margetting Ingatestone Essex

SLAA Reference 144

Observations Public Footpath 20MAR runs along southern boundary. Protected trees in north west portion of site TPO/2004/043. Adjacent protected trees TPO/2004/044. Grade II listed The Limes opposite the site.

Category: 1

Yield: 79

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS153	Site Name	206 and 208 Main Road Broomfield Chelmsford Essex
SLAA Reference	147	Observations	Site proposed for employment uses. Protected trees TPO/2001/055 on site. Grade II Listed Brooklands adjacent to site to south. Local listing to east.
Category:	3		
Yield:	0		
Density: (per ha)	35		

Site faces some suitability constraints
Site performs well against availability criteria
Site faces significant achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	1: Poor achievability (cannot be used in first ten years)
Site most closely reflects Typology 15 - small, greenfield, District Wide (Managed workspace only)	

Council Reference	CFS154	Site Name	Land East of Broomfield Library 180 Main Road Broomfield Chelmsford Essex
SLAA Reference	148	Observations	Level site. Public Footpath 17BRF along southern boundary. Protected trees TPO/2001/055 on site. Grade II Listed Brooklands to north
Category:	1		
Yield:	12		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Council Reference : CFS162

SLAA Reference : 156

Category: 1

Yield: 8

Density: 30
(per ha)

Site Name Land Adjacent Sandpit Cottage, Holybread Lane, Little Baddow, Chelmsford

Observations Site falls within buffer zone of SSSI - Woodham Walter Common, SSSI - Blake's Wood & Lingwood Common. TPO/2006/078 within site. TPO/1980/012 adjacent to site (western boundary) TPO/2006/032 adjacent to site (northern boundary). Holybread Wood (Essex local wildlife site) and Ancient and semi-natural woodland adjacent to site on western boundary).

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS166	Site Name	Land West of Hanbury Road, Chelmsford
SLAA Reference	160	Observations	Site proposed for employment uses given its position adjacent to an existing industrial estate.
Category:	2		
Yield:	0		
Density: (per ha)	35		

Site faces some suitability constraints
 Site performs well against availability criteria
 Site faces some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Bad neighbour for residential development
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 15 - small, greenfield, District Wide (Managed workspace only), 16 medium, greenfield, District Wide (B2 - General Industry only) and 17 medium, greenfield, District Wide (B8 - Storage or Distribution only)

Council Reference	CFS172	Site Name	Land South East Of Southlands Cottages, Runwell Road, Runwell, Wickford, Essex
SLAA Reference	164	Observations	(Also falls within Runswell parish) Footpath 23 RET runs through the site from east to west. Site falls within the buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). One small type 4 area of potential contamination at the western edge of the site.
Category:	1		
Yield:	525		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location.

Council Reference	CFS174	Site Name	Land West Of Byfield House, Stock Road, Stock, Ingatestone, Essex
:		Observations	TPO 2015/003 adjacent to site.
SLAA Reference	166		
Category:	1		
Yield:	44		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	
	Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Council Reference	CFS175	Site Name	Driving Range And Golf Academy, Crondon Park Golf Club, Stock Road, Stock, Ingatestone, Essex
SLAA Reference	167	Observations	
Category:	1		
Yield:	147		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential).	

Council Reference: CFS176
Site Name: Crondon Park Golf Club Barn, Stock Road, Stock, Ingatestone, Essex
SLAA Reference: 168
Category: 2
Yield: 102
Density: 35 (per ha)
Observations: Listed barn CBC00865 within site, listed house to south CBC 00866.

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints 5: No known constraints to achieving a suitable access

Bad Neighbour Constraints 0: Site has bad neighbours with no potential for mitigation

Ground Condition Constraints 5: Treatment not expected to be required

Mineral Constraints 5: Site does not fall within an identified Mineral Safeguarding Area

Impact on Areas of Defined Open Space 5: Site not within an area defined as Public Open Space or 'Other' Green Space

Impact on Locally Protected Natural Features 3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt

Flood Risk Constraints 5: Site is within flood zone 1

AQMA Constraints 5: Site not within 800m of an AQMA

Suitability of Location Constraints 0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside

Other Suitability Considerations Consideration of heritage assets.

Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference	CFS177	Site Name	Land South And North West Of Lynfords Drive, Runwell, Wickford, Essex
SLAA Reference	169	Observations	Site falls completely within gas pipeline area and buffer zone. Extensive TPO 2006/072 to north, Falls within buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	3		
Yield:	0		
Density: (per ha)	35		

Site faces significant suitability constraints
Site performs well against availability criteria
Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Gas pipeline and buffer zone
	Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential). However moderate achievability due to presence of gas pipeline through site.

Council Reference	CFS179	Site Name	Land South Of Hunters Moon, Whites Hill, Stock, Ingatestone, Essex
SLAA Reference	171	Observations	Footpath 23STK on southern boundary and STK on opposite side of road. Site falls within buffer zone for SSSI - Hanningfield Reservoir. CBC/00917 Grade II building to south west of the site.
Category:	1		
Yield:	8		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Council Reference	CFS180	Site Name	Land Adjacent Newells Slades Lane, Galleywood, Chelmsford, Essex
SLAA Reference	172	Observations	Level site. No obvious constraints.
Category:	1		
Yield:	10		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Council Reference	CFS184	Site Name	Land North West Of Sundayville, Lynfords Drive, Runwell, Wickford, Essex
SLAA Reference	176	Observations	Generally level site. Footpath 10 is present on the edge of the site running from north to south.
Category:	1		
Yield:	314		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Discounted

Council Reference :	CFS187	Site Name	Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow, Chelmsford
SLAA Reference	179	Observations	Footpath FP 64GBD crosses the western section of the site. TPO/2012/016 on eastern boundary adjacent to the site and various trees under TPO/2005/026 on adjacent boundary to Pontlands. Site is in view of Grade II listed Pitt Place, Church Street. Potential archaeology as site identified close to the boundary at Pontlands Park. Site falls within gas pipeline and buffer zone. Also falls within 'permitted active sand and gravel' buffer zone.
Category:	1		
Yield:	448		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Council Reference CFS191
:

SLAA Reference 183

Category: 1

Yield: 338

Density: 35
(per ha)

Site Name Land West of 129 Watchouse Road, Galleywood

Observations Footpath 33GAL runs across the site from Beehive Lane to the north to Watchouse Road to the south. Footpath 28GAL runs across the fields to the east of the site and stops at the Watchouse. A protected tree adjacent to the site potentially affected by development is a cedar tree in the front garden of 171 Watchouse Road, TPO/2001/095. New Found Out is a Grade II listed cottage on Watchouse Road to the south east of the site (CBC/00523) and Pipers Cottage and Galleyend on Piper Tye on the other side of Watchouse

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference : CFS192

SLAA Reference : 184

Category: 3

Yield: 0

Density: 30
(per ha)

Site Name Land on the west side of North Hill, Little Baddow, Chelmsford

Observations Footpath 5LBD runs in a west easterly direction just north of the site until it joins North Hill. Footpath 8LBC starts at North Hill and runs to the south of the site and then joins up with Footpath 5LBD to the west of the site at Chelmer Cottage. Site falls within buffer zone of SSSI - Woodham Walter Common, SSSI - Blake's Wood & Lingwood Common. The site is wholly covered by a woodland TPO, TPO/2007/129, that also stretches further north. There are also individual 13 individually protected trees, mainly oak trees but some other varieties as well. They are covered by TPO/2007/129, 2007/092 and TPO/2007/160. Three Grade II listed buildings are located near the site, Coleraines CBC/00646 is located just across North Hill to the east, Poleighs CBC/00065 is located across the road to the north east of the site and Chelmer Cottage CBC/00635 to the north west of the site, 235 m away.

Site faces significant suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Widespread TPO coverage of site.
	Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference CFS193

Site Name 1 Wantz Cottage Ship Road West Hanningfield Chelmsford

SLAA Reference 185

Observations Site falls within buffer zone of SSSI - Hanningfield Reservoir. Little Barns CBC/00922 is a Grade II listed building located immediately to the west of 1 Wantz Cottage.

Category: 1

Yield: 1

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference CFS194

Site Name 2 Wantz Cottage Ship Road West Hanningfield Chelmsford

SLAA Reference 186

Observations Public footpath 16WHF connects Ship Road and Lower Stock Road and runs adjacent to the site. Little Barns CBC/00922 is a Grade II listed building located immediately to the west of 1 Wantz Cottage.

Category: 1

Yield: 2

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference :	CFS196	Site Name	Land South of Chelmer Village Way and North of the Chelmer and Blackwater Navigation, Springfield Chelmsford
SLAA Reference :	188	Observations	The following fall within or close to the site: PROW 220_70, PROW 220_71, PROW 220_60, PROW 234_41, PROW 234_40, PROW. Part of Local Wildlife Site: Chelmsford Watermeadows. Green Wedge: River Chelmer/Blackwater Navigation East Green Wedge. Barnes Farmhouse Grade II listed: CBC/00319, Barn at E edge of yard to Barnes Farmhouse Grade II listed: CBC00/322, Barnes Mill House Grade II listed CBC/00322, Barnes Mill Lock Grade II listed: CBC/00527, Pease Hall Grade II listed: CBC/00855, Prentices Farm Grade II listed: CBC/00859, Brook end Bridge Grade II listed: CBC/00849. All the above are located within close proximity of the site. Sandford Lock, also Grade II listed: CBC/00850 is located 200 m east of the eastern parcel. Site lies within the Chelmer and Blackwater Navigation Conservation Area. Site falls within has pipeline area and buffer and 'final stage sand and gravel' buffer zone.
Category:	1		
Yield:	360		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	3: Site 200m - 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location.

Council Reference CFS198

Site Name Barn adjacent the old Off Licence Blasford Hill Little Waltham Chelmsford

SLAA Reference 190

Observations Two trees protected by TP/2001/32 in the garden of The Old Beer house immediately to the south, one is an ash tree close to the boundary. Glenmore & Thorleys Cottage: Grade II Listed Cottages to north of site. List ID number: 1172635, Ref CBC/00712. Laburnum Cottage & Old Off Licence to the south, Grade II listed CBC/00713. Runnymede Cottage Grade II listed CBC/00714 other side of Blasford Hill and Runnymede House Grade II listed CBC/00733 to the north of Runnymede Cottage. Five further Grade II listed buildings immediately to the north of those listed on both sides of the road including Foxes and Maltings CBC/00715, Foxes Farmhouse CBC/00710, Thorleys Maltings CBC/007111 and House N of Thorleys Farm, Tudor Cottage/The Old Ale House, Blasford Hill, Main Road. Site falls within 'final stage sand and gravel' buffer zone.

Category: 3

Yield: 9

Density: 30
(per ha)

Site faces significant suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Sensitivities due to presence of multiple listed buildings close to the site.
	Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference : CFS199

SLAA Reference : 191

Category: 1

Yield: 14

Density: 35
(per ha)

Site Name Land at Sturgeons Farm Cow Watering Lane Writtle

Observations Footpath 14WRT runs along the western and southern boundary of the westernmost parcel. Site falls within buffer zone of SSSI - Newney Green Pit. Sturgeons House, adjacent to the western parcel of land is Grade II listed, ref CBC/00168.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference	CFS201	Site Name	Land South West of Writtle College Juicing Plant Lordship Road Writtle
SLAA Reference	193	Observations	Cycle route 61 and footpath 74WRT run north-south centrally within the site connecting northwards with the Writtle College Lordship Campus and to the south within existing residential at St John Road. Bridleway 24WRT comes from the north east and runs along the eastern boundary of the site where it stops. This is also a cycle route. South of Writtle College is Grade II* listed, CBC/00167 and a Scheduled Monument, ref 41932. It is located to the west of the site on the other side of Lordship Road. Writtle Conservation Area is located in close proximity of the southern part of the site. The Barn South of Writtle College is an archaeological site.
Category:	1		
Yield:	179		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS202

Site Name The Lordship Stud, Writtle College, Back Road, Writtle, Chelmsford

SLAA Reference 194

Observations Footpath 91WRT passes a short distance away to the west of the site and joins footpath 21WRT to the north of the site. A tree in the front garden of 70 Ongar Road across the road from the site is protected by TPO/2008/15.

Category: 1

Yield: 19

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference : CFS203

Site Name Countryside Skills Centre Cow Watering Lane Writtle

SLAA Reference 195

Observations Site proposed for residential /institutional uses. Footpath 19WRT runs a short distance to the west of the site.

Category: 1

Yield: 161

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference :	CFS205	Site Name	Runwell Hall Farm Hoe Lane Rettendon Chelmsford
SLAA Reference :	197	Observations	Public footpath, 10RUN, along western site border. Site falls within buffer zone of SSSI - Hanningfield Reservoir. RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Various TPOs on or adjacent to the site: Woodland TPO/2010/025 on western boundary, Woodland TPO/2010/037 in the south-eastern corner of the site. Also various received and not proceeded with TPOs to the east and south of the site - these are due to the site being former crown land. Essex Local Wildlife Site: Pitfield Shaw and also Ancient Woodland in the western part of the site. Essex Local Wildlife Site: Gorse Wood in the south eastern part of the site. Ancient Woodland Rettendon Shaw on the other side of the A130 accessible from the site over a foot bridge. Grade II Listed Chapel at adjacent Runwell Hospital site, CBC00/984. Also Mill Hill Farmhouse, two Grade II listed buildings to the north of the site, CBC/00971.
Category:	1		
Yield:	1270		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential).

Council Reference : CFS211

Site Name Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex

Observations Limited constraints on this site. Site falls within 'final stage sand and gravel' buffer zone.

SLAA Reference 203

Category: 1

Yield: 65

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference	CFS212	Site Name	Land adjacent to Campion Farm Saxon Way Broomfield Chelmsford Essex
SLAA Reference	204	Observations	Site is close to registered park and garden. Some archaeology present from site ARCSIT/1400. Site falls within 'final stage sand and gravel' buffer zone.
Category:	3		
Yield:	189		
Density: (per ha)	50		

Site performs well against suitability criteria
Site faces significant availability constraints
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	In Green Wedge
	Site is unlikely to become available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference	CFS213	Site Name	Land North of the A12 East of Southend Road Great Baddow Chelmsford Essex
SLAA Reference	205	Observations	Footpath No's 18WRT, 15WRT, 86WRT, 66WRT and 84WRT all run in close proximity to the surrounding road network north and south of the site. Site falls within buffer zone for SSSI - Newney Green Pit. Bulimers Farmhouse is adjoining the proposed site to the SE. Grade II listed building CBC/00169.
Category:	1		
Yield:	250		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Council Reference CFS214

Site Name Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford

SLAA Reference 206

Observations Footpath No 84WRT runs N/S through the site. This joins onto the wider footpath network to the south of the site. Site falls within buffer zone of SSSI - Newney Green Pit.

Category: 1

Yield: 77

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference CFS215
:

SLAA Reference 207

Category: 1

Yield: 415

Density: 35
(per ha)

Site Name Land North East of Spread Eagle, Church Lane, Great Waltham, Chelmsford

Observations Footpath GTW98: From the Spread Eagle (PH) in a northerly direction to bridleway 49GTW to the North. Footpath GTW86: From its junction with bridleway GTW south-east and south-west crossing footpath 30, to the road east of Poulter's Farm. Footpath GTW30: From its junction with bridleway 49GTW in a south-easterly direction to the road south of Hartford Road. Heritage assets: Little Owls, Church Lane to the West of the site. Grade 11 listed CBC/00570 listing ref 1/209.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Council Reference CFS217

Site Name Land East of Home Pastures, Main Road, Ford End, Chelmsford

SLAA Reference 209

Observations Bridleway 107GTW runs through the site E/W. Bridleway 49GTW runs along the East boundary and joins up with Bridleway 107GTW in the SE corner of the site.

Category: 1

Yield: 92

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference	CFS218	Site Name	Land North of Hilltop, Southend Road, Howe Green, Chelmsford
SLAA Reference	210	Observations	TPO/2014/013 on land to the SW corner of the site.
Category:	3		
Yield:	0		
Density: (per ha)	30		

Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	TPO covers the site.
	Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).	

Site Assessment Details

Discounted

Council Reference : CFS219

SLAA Reference : 211

Category: 1

Yield: 202

Density: 35
(per ha)

Site Name Land North of Cricketers Close, Broomfield, Chelmsford

Observations Level site. TPO Polygons TPO/2001/037, TPO/2000/036 & TPO/2001/129. Group TPOs TPO/2000/006, TPO/2011/15, TPO/2011/16 & TPO/2001/037 all in the SW corner of the site or immediately adjacent to site boundary. Butlers, 286 Main Road, Broomfield is Grade II Listed Building CBC/00281 Listing Ref 25/42. Archaeology site ARCSIT/1880 to the northern boundary of the site.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Developer interest
	Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS220
:

Site Name Land North East of Hands Farm Cottages, Radley Green Road, Highwood

SLAA Reference 212

Observations Footpaths 4HGW & 5HGW run in close proximity to the North and South boundaries of the site.

Category: 2

Yield: 9

Density: 30
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site acquired by the parish Council for the purpose of use as allotments. May require SoS approval for disposal of the land. Site is potentially available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference	CFS221	Site Name	Land West of Greenfield, Highwood Road, Edney Common, Chelmsford
SLAA Reference	213	Observations	Level site
Category:	2		
Yield:	5		
Density: (per ha)	30		

Site performs well against suitability criteria
 Site faces some availability constraints
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site acquired by the parish Council for the purpose of use as allotments. May require SoS approval for disposal of the land. Site is potentially available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference	CFS224	Site Name	Chenwill, Links Drive, Chelmsford
SLAA Reference	216	Observations	Group TPO/2006/0006 on Northern boundary. Very small part of site within Urban Area Boundary, the rest within Green Belt.
Category:	2		
Yield:	3		
Density: (per ha)	65		

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
Site most closely reflects Typology 5 - Small, greenfield site,Urban Area (Residential)	

Council Reference CFS226

Site Name Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford

SLAA Reference 218

Observations Group TPO 2007/081 covers a large amount of trees on site. Pitt Place Church, Grade II Listed on the the opposite side of the Church Street to the South of site CBC/00555 Listing Ref 32/144.

Category: 1

Yield: 97

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	0: Treatment expected to be required on the majority of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference	CFS227	Site Name	Land South West of Rettendon Place Farm, Main Road, Rettendon
SLAA Reference	219	Observations	Public right of way 21RET runs along the eastern boundary. Falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Group TPO/2002/92 and TPO/97/014 adjacent to north west most corner boundary. Granary, Rettendon Place, Main Road Grade 2 Listed Building to north east of site CBC/00764, Listing reference 19/10003. All Saint's Church, Church Chase, Grade 2 Listed to north east of site, Listing reference 19/429.
Category:	1		
Yield:	146		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference	CFS228	Site Name	Land North West of Rettendon Turnpike, Rettendon, Chelmsford
SLAA Reference	220	Observations	Public right of way 21RET runs along the eastern boundary. Site falls within gas pipeline buffer zone.
Category:	1		
Yield:	68		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS229

Site Name Land East of A130 and North West of Runwell Road, Rettendon

SLAA Reference 221

Observations Public right of way 21RET runs along the eastern boundary. Site falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).

Category: 1

Yield: 7

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS230	Site Name	Land North West of Hillminster, Hawk Hill, Rettendon, Wickford
:		Observations	TPO/2001/078 covers the whole site.
SLAA Reference	222		
Category:	1		
Yield:	0		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS231	Site Name	Land South of Burnham Road, Battlesbridge, Wickford
SLAA Reference	223	Observations	Public rights of way 26RET and 24RET run North/South and 26RET runs along Southern boundary. Site falls within buffer zones of SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Group TPO/2001/078 along west boundary. Coastal Protection Belt adjoins southern boundary.
Category:	1		
Yield:	108		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Site Assessment Details

Discounted

Council Reference	CFS233	Site Name	Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford
SLAA Reference	225	Observations	Footpath 19RET runs along the northern boundary. Footpath 42RET runs along the East boundary, these both meet Footpath 21RET in the North East corner boundary. Site falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). TPO/58/010 along south east boundary. TPO/19/064 to southern boundary, TPO/1976/031 touches southern boundary.
Category:	1		
Yield:	554		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location.

Council Reference	CFS234	Site Name	Land North East of Rettendon Turnpike, Rettendon, Chelmsford
SLAA Reference	226	Observations	Footpath 22RET runs diagonally across the site SE to NW. Site falls within SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	1		
Yield:	197		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS235
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Site Name Rembrandt House Blasford Hill Little Waltham Chelmsford Essex

SLAA Reference 227

Observations Group TPO/2011/006 to the west boundary. Site falls within 'final stage sand and gravel' buffer zone.

Category: 1

Yield: 7

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference CFS236

SLAA Reference 228

Category: 1

Yield: 319

Density: 35
(per ha)

Site Name Land North West of Sundayville, Lynfords Drive, Runwell, Wickford

Observations Footpath 10RUN runs the length of the site North/South. Site falls within buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). TPO/2006/072, TPO/2008/064, TPO/2002/092, TPO/1997/014, TPO/03/027 and TPO/2008/110 all on land adjacent to the northern boundary.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential).

Council Reference CFS237

Site Name Meapswood, Park Lane, Ramsden Heath, Billericay, Essex

Observations Site falls within buffer zone of SSSI - Norsey Wood.

SLAA Reference 229

Category: 1

Yield: 12

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference	CFS238	Site Name	Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex
SLAA Reference	230	Observations	Level site.
Category:	1		
Yield:	4		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).	

Council Reference	CFS240	Site Name	Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath, Billericay
SLAA Reference	232	Observations	Bridleway 57SHF runs adjacent to the eastern boundary. Site falls within buffer zone for SSSI - Hanningfield Reservoir.
Category:	1		
Yield:	9		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).	

Council Reference CFS261

SLAA Reference 243

Category: 3

Yield: 0

Density: 30
(per ha)

Site Name Sandford Mill Water Works, Sandford Mill, Springfield, Chelmsford

Observations Footpath 2GBD is positioned just outside the western boundary. Footpath 18SPR is close to the northern boundary of the site. Within Chelmer and Blackwater Navigation conservation area.

Site faces significant suitability constraints
Site faces some availability constraints
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	0: Over 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Subject to relocation of Museum Residential dwelling (service tenancy)
Site is potentially available	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference	CFS265	Site Name	Galleywood Hall, 279 Beehive Lane, Great Baddow
SLAA Reference	247	Observations	Footpath 16GBD runs through northern boundary. TPO/2004/007 on site.
Category:	1		
Yield:	23		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS268

SLAA Reference 250

Category: 1

Yield: 46

Density: 30
(per ha)

Site Name Land on the South side of Woodham Road, Battlesbridge, Wickford

Observations Footpath 25RET runs through western side of site. Site falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Adjacent to the site is High House Farm - Grade II listed.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS269	Site Name	Land between Highview and High House Farm, Woodham Road, Battlesbridge
SLAA Reference	251	Observations	Footpath 25RET runs through western side of site. High House Farm (Grade II listed) is adjacent to the site.
Category:	1		
Yield:	71		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS270	Site Name	Land South East of High House Farm, Woodham Road, Battlesbridge
SLAA Reference	252	Observations	Footpath 26RET rund through western side of site. Falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). High House Farm (Grade II listed) is adjacent to the site.
Category:	1		
Yield:	145		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS271

SLAA Reference 253

Category: 1

Yield: 24

Density: 30
(per ha)

Site Name Land between Highview and High House Farm, Woodham Road, Battlesbridge

Observations Footpath 26RET rund through western side of site. Falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). High House Farm (Grade II listed) is adjacent to the site.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
Site is available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS272	Site Name	Land North East of 148 The Street, Little Waltham
SLAA Reference	254	Observations	Western boundary of site adjacent to Little Waltham Conservation Area.
Category:	1		
Yield:	28		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS283	Site Name	Land south of Sheepcotes Roundabout, Little Waltham, Chelmsford
SLAA Reference	265	Observations	Level site.
Category:	1		
Yield:	417		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Council Reference :	15SLAA 4	Site Name	Land At Margaretting Service Station, Main Road, Margaretting, Ingatestone, Essex
SLAA Reference	318	Observations	TPO/2004/044 two points within the site.
Category:	1		
Yield:	17		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Council Reference :	15SLAA 12	Site Name	Land East Of The Green Man, Main Road, Howe Street, Chelmsford
SLAA Reference	326	Observations	Grade 2 Listed Green Man Pub adjacent to west of site.
Category:	2		
Yield:	18		
Density: (per ha)	35		

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 Listed building CBC/00211, Green Man Pub adjacent to west of site
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Council Reference :	15SLAA 27	Site Name Land North Of Avondale, Castledon Road, Downham, Billericay, Essex
SLAA Reference	338	Observations
Category:	1	
Yield:	3	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Council Reference :	15SLAA 30	Site Name	Land South Of 89 To 143 Galleywood Road, Great Baddow, Chelmsford, Essex
SLAA Reference	341	Observations	
Category:	2		
Yield:	195		
Density: (per ha)	35		

Site performs well against suitability criteria
 Site faces some availability constraints
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner.	
Other Availability Considerations	Terms agreed between owner and promoter, option being finalised.
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference : 15SLAA 35

SLAA Reference 346

Category: 1

Yield: 15

Density: 30
(per ha)

Site Name Hillview, Meadow Lane, Runwell, Wickford, Essex

Observations FP 7RUN runs along western boundary of site. Site falls within buffer zone of SSSI, RAMSAR Site and Special Protection Area - Crouch and Roach Estuaries.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference :	15SLAA 37	Site Name Land Adjacent, 112 Brook Lane, Galleywood, Chelmsford
SLAA Reference	348	Observations
Category:	1	
Yield:	18	
Density: (per ha)	30	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference :	15SLAA 38	Site Name	Land South East Of 148 Mill Road, Stock, Ingatestone
SLAA Reference	349	Observations	TPO/2015/025 within site. Site falls within SSSI buffer zone - Hanningfield Reservoir.
Category:	1		
Yield:	10		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference :	15SLAA 39	Site Name	Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay, Essex
SLAA Reference	350	Observations	FP 4SHF runs along northern boundary of site. Site falls within buffer zone of SSSIs - Hanningfield Reservoir and Norsey Wood. Grade 2 listed The Cottage adjacent to east of site.
Category:	2		
Yield:	123		
Density: (per ha)	35		

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade 2 listed The Cottage CBC/00840 adjacent to east of site.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference :	15SLAA 44	Site Name	Land Rear Of 22 Downham Road, Ramsden Heath, Billericay, Essex
SLAA Reference	355	Observations	FP 14SHF runs through centre of site from Church Road heading eastward, then south eastward. Site falls within buffer zone of SSSI - Hanningfield Reservoir.
Category:	1		
Yield:	221		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference :	17SLAA 5	Site Name	Field At Crondon Park Lane
SLAA Reference	365	Observations	PROW 235_7 runs through the site. PROW 235_46 runs to the north west corner of the site. TPO/2009/042 adjacent to west of site. Swan Wood LoWs and Ancient Woodland adjacent to west of site. Grade 2 Listed Greenwoods Estate adjacent to south of site. Stock Conservation Area adjacent to south of site.
Category:	2		
Yield:	225		
Density: (per ha)	35		

Site faces some suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade 2 Listed Greenwoods Estate adjacent to south of site. Stock Conservation Area adjacent to south of site. Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference :	17SLAA 6	Site Name	Land South Of Mill View Blasford Hill
SLAA Reference	366	Observations	
Category:	1		
Yield:	2		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
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Other Availability Considerations

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference :	17SLAA 9	Site Name	Rembrandt House Blasford Hill
SLAA Reference	368	Observations	TPO/2011/006 within site. TPO/2010/027 adjacent to southern boundary of site.
Category:	1		
Yield:	15		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference :	17SLAA 13	Site Name	Land North East Of Skeggs Farm Chelmsford Road
SLAA Reference	372	Observations	PROWs across land to the south of Lodge Road and land to the east of Beeches Road, footpath numbers: 238_30, 238_31 238_70. PROW 215_43 runs to north east corner of site. TPO/2008/051, TPO/2008/031 within site. TPO/2008/054 adjacent to east of site. Writtle Bridge Meadows LoWs within and adjacent to site. Writtle Conservation Area adjacent to western boundary of the site.
Category:	2		
Yield:	1264		
Density: (per ha)	40		

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Writtle Conservation Area adjacent to western boundary of the site.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 6 - large, greenfield site, Chelmsford Outer Fringe (Mixed use including residential)

Council Reference :	17SLAA 15	Site Name	Land North West Of Eagle Villas Main Road
SLAA Reference	374	Observations	Entire site designated as Open Space. Grade 2 Listed St Johns Church opposite north of site. Grade 2 Listed Little Owls opposite north east of site.
Category:	2		
Yield:	30		
Density: (per ha)	30		

Site faces some suitability constraints
 Site faces some availability constraints
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	0: Site wholly within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 Listed St Johns Church opposite north of site. Grade 2 Listed Little Owls opposite north east of site. Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Existing car park is leased - to be relocated or preserved in any application. Site is potentially available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference :	17SLAA 16	Site Name	Land North West Of The Spread Eagle Main Road
SLAA Reference	375	Observations	PROW 226_18 runs through site. TPO/2004/042 multiple points adjacent to western boundary of site. LoWs Oak Stables Meadow adjacent to west of site. Site is adjacent to Margareting Conservation Area.
Category:	2		
Yield:	109		
Density: (per ha)	30		

Site faces some suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Site is adjacent to Margareting Conservation Area.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference :	17SLAA 17	Site Name	Field 2284 South Of Maltings Road
SLAA Reference	376	Observations	Site falls within buffer zone of SSSI, Special Protection Area and RAMSAR Site - Crouch and Roach Estuaries. Site falls within Coastal Protection Belt. Battlesbridge Conservation Area partly within site and adjacent to western boundary.
Category:	3		
Yield:	0		
Density: (per ha)	30		

Site faces significant suitability constraints
Site faces some availability constraints
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	0: Over 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Battlesbridge Conservation Area partly within site and adjacent to western boundary.

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Entire site not within promoter's control. Existing uses need to vacate the site. Site is potentially available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference :	17SLAA 18	Site Name	Lathcoats Farm Shop Beehive Lane
SLAA Reference	377	Observations	Grade 2 Listed Lathcoats adjacent to site.
Category:	2		
Yield:	479		
Density: (per ha)	60		

Site faces some suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Grade 2 Listed Lathcoats adjacent to site.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)

Council Reference :	17SLAA 19	Site Name	Land East Of Broomfield Library 180 Main Road
SLAA Reference	378	Observations	PROW 214_17 runs adjacent to the southern site boundary. TPO/2001/055 within and adjacent to site. Grade 2 Listed Brooklands house is situated to the north of the site.
Category:	2		
Yield:	17		
Density: (per ha)	40		

Site faces some suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade 2 Listed Brooklands house is situated to the north of the site.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference :	17SLAA 28	Site Name	Land East Of Runwell Chase
SLAA Reference	387	Observations	TPO/2009/036, TPO/2014/006, TPO/2007/163, TPO/2009/38 within site. TPO/2007/164 within and adjacent to site. Site falls within buffer zone of SSSI, Special Protection Area and RAMSAR Site - Crouch and Roach Estuaries. High pressure gas pipeline and buffer zone within site.
Category:	2		
Yield:	703		
Density: (per ha)	60		

Site faces some suitability constraints
Site performs well against availability criteria
Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt /Green Wedge/Green Corridor so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)