# Chelmsford Policy Board Agenda



# 29 June 2023 at 7pm Council Chamber, Civic Centre, Chelmsford Membership

Councillor C Adutwim (Chair)

#### and Councillors

P Clark, J Jeapes, B Massey, M O'Brien, G Pooley, E Sampson, T Sherlock, A Sosin, A Thorpe-Apps, N Walsh, R Whitehead, S Young

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City. There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please telephone Daniel Bird in the Democracy Team on Chelmsford (01245) 606523 email daniel.bird@chelmsford.gov.uk

Recording of the part of this meeting open to the public is allowed. To find out more please use the contact details above.

#### CHELMSFORD POLICY BOARD

#### 29 June 2023

#### **AGENDA**

#### PART 1

Items to be considered when members of the public are likely to be present

- 1. Apologies for Absence
- 2. Election of Vice Chair

#### 3. Declarations of Interest

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

#### 4. Minutes

Minutes of meeting on 28 February 2023

#### 5. Public Questions

Any member of the public may ask a question or make a statement at this point in the meeting. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Board is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Any member of the public who wishes to submit a question or statement to this meeting should email it to <a href="mailto:committees@chelmsford.gov.uk">committees@chelmsford.gov.uk</a> 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting.

6. Strategic Housing and Employment Land Availability Assessment (SHELAA) – 2022-2023 Report

#### 7. Urgent Business

To consider any other matter which, in the opinion of the Chair, should be considered by reason of special circumstances (to be specified) as a matter of urgency.

PART II (EXEMPT ITEMS)

NIL

#### **MINUTES**

#### of the

#### CHELMSFORD POLICY BOARD

#### held on 28 February 2023 at 7:00pm

#### Present:

Councillor I Fuller (Chair)

Councillors H Ayres, D Clark, G H J Pooley, I.C. Roberts, A Sosin, A Thorpe Apps, N Walsh and R T Whitehead

Also present: Councillors K Bentley and M J Mackrory

#### 1. Apologies for Absence

Apologies for absence had been received from Councillors Gulliver, Knight and Massey.

#### 2. Declarations of Interest

Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

#### 3. Minutes

The minutes of the meeting on 12 January 2023 were confirmed as a correct record.

#### 4. Public Questions

The Chair agreed to consider Item 7 first, due to members of the public attending for that item.

One public statement was made in relation to Item 7, expressing support for the Masterplan. The Board heard that the developer consortium were in agreement and all the officers recommendations had now been resolved.

## 5. Review of adopted Chelmsford Local Plan – Issues and Options Consultation Feedback

The Board received a report presenting the results from the consultation on the review of the Local Plan Issues and Options Document, its accompanying Integrated Impact Assessment (IIA) and the Strategic Housing and Employment Land Availability Assessment Methodology and Criteria Note. The report also provided an update on the next Strategic Housing and Employment Land Availability Assessment (SHELAA) and information on the preparation of the Preferred Options Local Plan.

The Board heard that Appendix 1 detailed a feedback report, with the numbers of responses received and the main issues raised, within the extended ten week consultation period. It was noted that officers had worked closely with the Council's communications team to encourage participations, including direct notifications to interested parties and adverts, which had led to 1178 responses. These had included responses from statutory bodies, residents, developers and businesses and a petition with 2202 signatures opposed to the exploration of a new settlement at Hammonds Farm. The Board were informed that section three provided a summary of the main issues raised, ranging from comments in good support to ones in strong objection, it was noted that the report did not include every single comment due to the amount provided, but they had all been published online.

The Board heard that the report had not tried to provide a Council response, as that would come at a later stage, once all the information had been examined in the form of a 'we said you did' report, published with the preferred options consultation. The Board also heard 33 responses were received to the IIA consultation from 21 respondents which had been summarised and analysed in the feedback report in Appendix 2. A further 38 comments had been analysed in response to the changes for the methodology and criteria note for the SHELAA and a summary of the Council response had been set out in Appendix 3, with a redrafted methodology and criteria note set out in Appendices 4 and 5. The Board also noted the call for sites, which had led to over 100 submissions, which would now be assessed before an updated SHELAA is brought back to the Board in June.

The Board were informed that work had now begun on preparing the next iteration of the local plan review, with a number of workstreams underway. It was noted that due to delays and emerging national planning policy changes, a more realistic timeframe had been adopted, of publishing the Preferred Options Local Plan consultation document in early 2024.

In response to questions from the Board, officers noted that;

- It would be sensible for neighbourhood plans to follow the City Council's new timeline and to sit slightly behind that process, to save time or repeated work at local levels.
- The purpose of providing different options for new development growth was for adequate testing to be carried out, so that various options are looked at before deciding which sites to take forward.
- There were quite a few evidence based reports now underway, and the findings would be built into the preferred options document for consultation.

#### **RESOLVED** that;

- 1. That the Board noted the outcomes of the consultation contained within the covering report and attached at Appendices 1, 2 and 3.
- 2. That the Board approved the publication of the Local Plan Issues and Options, Integrated Impact Assessment (IIA) and Strategic Housing and Employment Land Availability Assessment Methodology and Criteria Note Feedback Reports attached at Appendix 1, 2 and 3 respectively.
- 3. To give delegated authority to the Director of Sustainable Communities or the Spatial Planning Services Manager in consultation with the Cabinet Member for Sustainable Development to make any necessary minor amendments to the Local Plan Issues and Options, Issues and Options Integrated Impact Assessment (IIA) and Strategic Housing and Employment Land Availability Assessment Methodology and Criteria Note Feedback Reports before publication.

4. That the Board noted the update on the next Strategic Housing and Employment Land Availability Assessment (SHELAA) and preparation of the Preferred Options Local Plan.

(7.15pm to 7.38pm)

## 6. Levelling-up and Regeneration Bill: Reforms to National Planning Policy – Proposed Consultation Responses

The Board considered a report detailing proposed responses to the consultation on the Government's proposals for changes to the National Planning Policy Framework and wider planning policy reform. The Board were asked to approve the consultation responses as set out in Appendix one. The Board were reminded of previous responses which had informed the Levelling-Up and Regeneration Bill and subsequent changes to the NPPF after consultation on the Planning White Paper.

The Board heard that the proposed changes to the NPPF covered the below main areas;

- Providing certainty through Local and Neighbourhood Plans
- Planning for Housing
- A Planning System for Communities
- Asking for Beauty
- Protecting the Environment and Tackling Climate Change
- Onshore Wind and Energy Efficiency

The Board were also informed of other future proposed changes, which included;

- Preparing for the New System of Plan-Making
- National Development Management Policies
- Levelling-Up and Boosting Economic Growth

The Board noted that this was the first stage of consultation on detailed changes to national planning policy, arising from the Levelling-Up and Regeneration Bill. It contained some initial proposal to the NPPF to come into force in the Spring of 2023 and would be followed by further consultation and changes once the bill received royal accent.

In response to questions from the Board and other Councillors present, officers noted that;

- The response to q 23 could be broadened out and emphasised that suitable housing should be provided for all aspects of the community.
- The responsibility for undertaking carbon impact assessments should lie with developers.
- In relation to q54, it was noted that development corporations had been useful in areas such as Docklands in London, but were not something likely to be used in Chelmsford.
- Some responses could be emphasised to pose questions back to the Government, rather than simply replying to the questions.
- Reference could be made in the response to exception policies potentially applying to broader geographic areas.
- There was an argument for joint local plans, in certain areas, in particular ones with significant cross boundary issues. However, in Chelmsford, this was not seen as a route that would be required.

#### **RESOLVED** that;

- 1. the board noted the report and;
- 2. approved the consultation responses set out in Appendix 1.

(7.39pm to 8.13pm)

#### 7. Strategic Growth Site Policy 7 – Great Leighs Masterplan

The Board were asked to consider a revised masterplan document following their resolution at the last meeting in January 2023. In January the Board had resolved they supported the Masterplan in principle, but requested a focused report at their next meeting on the issues raised and other unresolved aspects, before a recommendation to the Cabinet. The Board heard that the report detailed eighteen further considerations which had been addressed by officers. The Board heard that the majority had been suitably addressed but there were some outstanding ones that needed to be considered by the Board before Cabinet;

- Include controlled crossing near to Dog & Partridge PH
- Figure 26 should include an annotation to commit to the provision of new footways, upgrades to the existing footway network and consideration of cycle provision on School Lane
- Include reference to additional planting (within the text) along the south/east edges of site 7b and 7c
- The TSP site should be moved to phase 1 of the development
- Provide a green buffer to the rear of property known as the Gables, at the north west edge of site 7c (south of Banters Lane).

In response to questions from members of the board, officers clarified that, no further comments on the revisions had been submitted by parish councils. It was also noted that the commitment for north/south connections highlighted in figure 26, had not been fully scoped by highways, but there had been a commitment from the developer.

Members of the Board thanked officers for the additional work that had taken place and welcomed the masterplan which had developed significantly over time thanks to the officers and developers. The Board agreed the outstanding points raised by officers and agreed to recommend the masterplan to the Cabinet.

#### **RESOLVED** that:

- 1. the Policy Board recommended to Cabinet that the masterplan attached at Appendix 2 be approved and;
- 2. that the Policy Board delegate to the Director of Sustainable Communities or the Spatial Planning Services Manager in consultation with the Chair, Vice Chair and Cabinet Member for Sustainable Development, to agree any subsequent changes to the Masterplan ahead of the consideration by Cabinet.

(7.02pm to 7.14pm)

#### 8. Urgent Business

There were no items of urgent business. The Chair on behalf of the Board, thanked officers for their hard work and assistance throughout 2022-23.

The meeting closed at 8.13pm

Chair



#### **Chelmsford City Council**

#### 29 June 2023

Strategic Housing and Employment Land Availability Assessment (SHELAA) – 2022-2023 Report

#### Report by:

**Director of Sustainable Communities** 

#### Officer contacts:

Amy Stock,

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Liz Harris-Best,

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#### **Purpose**

To inform the Board of the updated SHELAA Report covering the assessment that has taken place across 2022-2023.

#### Recommendations:

1. To note the Strategic Housing and Employment Land Availability Assessment (SHELAA) – 2022-2023 Report and authorise publication

#### 1. Introduction

- 1.1 The purpose of this report is to provide the Board with the latest assessment the SHELAA 2022-2023 Report to note and approve for publication.
- 1.2 The SHELAA report is routinely updated on an annual basis, although this did not take place in 2022. This was to allow site submissions submitted as part of the Local Plan Issues and Options consultation to be assessed in the 2022-2023 report. The SHELAA assesses, on a high level basis, the likely development potential of sites submitted by land owners and developers.
- 1.3 Paragraph 68 of the NPPF sets out that local authorities are required to undertake land availability assessments to establish an understanding of what sites within the administrative area may be suitable, available, and achievable for development.
- 1.4 To identify sites for this assessment, the Council have issued 'calls for sites' at appropriate intervals in the preparation of the Local Plan, as detailed below:
  - Winter 2014
  - · Winter 2015/16 alongside the new Local Plan Issues and Options consultation
  - Spring 2017, alongside the Preferred Options consultation
  - Spring 2018, alongside the Pre-Submission consultation
- 1.5 In Autumn 2018, the Council created a facility that enables the call for sites process to remain live all year round. This provides flexibility to site promoters who are now able to submit sites and propose amendments to previously submitted sites on a year-round basis. Cut-off points are set so that a land availability assessment can be conducted.
- 1.6 Following each call for sites/cut-off point, a desktop assessment of the suitability, availability and achievability of each promoted site is conducted, with a report of the outcomes produced and published on our webpage<sup>1</sup>.
- 1.7 The assessment used from Autumn 2018 onwards by the Council is the Strategic Housing and Employment Land Availability Assessment (SHELAA) which, as the name suggests, provides a strategic overview of land that has been promoted to us for housing and employment uses.

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<sup>&</sup>lt;sup>1</sup> Chelmsford City Council's SHELAA webpage: <a href="https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/call-for-sites-shelaa-and-parish-maps/">https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/call-for-sites-shelaa-and-parish-maps/</a>

#### 2. Purpose of the SHELAA

- 2.1 The Housing and Economic Land Availability Assessment Planning Practice Guidance (PPG) recognises land availability assessments to be an important source of evidence to inform plan-making and decision-taking, and the identification of land supply.
- 2.2 In accordance with the PPG, Chelmsford's SHELAA is designed to achieve the following for each promoted site:
  - Estimate development potential
  - Determine the suitability for the proposed development
  - Determine whether the site is available for development and if not, identifying the constraints in place that are preventing it from being available
  - Determine whether the site is achievable for development including consideration for whether the proposed use is economically viable
- 2.3 The SHELAA serves as an evidence based document to provide a high-level profile of sites promoted by developers and landowners: identifying a wide range of site characteristics; highlighting the strengths and constraints that sites may face in achieving the local authority requirements; and establishing the likelihood of site developability/deliverability. <a href="It is not the purpose of the SHELAA to allocate land for future development">It is not the purpose of the SHELAA to allocate land for future development</a>, that is for the Local Plan, instead the assessment outcomes are considered alongside other evidence base documents to enable the Council to make informed decisions of where to allocate future development.
- 2.4 The Council will utilise findings from the SHELAA 2022-2023 Report (see Appendix 1) to help guide the determination of which sites are promoted for allocation in the Preferred Options Consultation to ensure an appropriate land supply is identified to meet need across the Local Plan period.

#### 3. Overview of the SHELAA 2022-2023 Report

- 3.1 The latest SHELAA assessment has been carried out across 2022-2023. This assessment looked at a total of 375 unique sites within the Chelmsford administrative area that were promoted to us from winter 2014 up until the cutoff point 20<sup>th</sup> October 2022.
- 3.2 Prior to commencement of the assessment, officers reviewed and refined the SHELAA methodology and criteria to reflect emerging national and local priorities as well as to provide greater clarity and transparency to stakeholders on how the process is carried out. This process involved a public consultation and third party review of the documentation from the Planning Advisory

- Service<sup>2</sup>. Full details of this review process and the latest updates to these documents were noted at Chelmsford Policy Board on 26<sup>th</sup> May 2022.
- 3.3 Between 20<sup>th</sup> October 2022 and 30<sup>th</sup> May 2023, officers have undertaken the desk-based assessment in accordance with the revised methodology and criteria note. The SHELAA 2022-2023 Report (Appendix 1) that has been produced is a comprehensive document detailing the assessment process and outcomes including the following key aspects:
  - National policy backdrop that sets out the purpose and scope of the assessment.
  - The methodology followed by Chelmsford City Council in undertaking the assessment
  - A high-level analysis of the assessment outcomes, including breakdowns by performance, promoted uses, land classifications and yields.
  - · A comprehensive criteria note detailing how each promoted site is assessed
  - Economic viability testing of typologies
  - Site profiles that provide summaries on how each site assessed has performed against the criteria
  - Sites that have been omitted from the assessment with justification to support the decision
- 3.4 Former SHELAA reports have also included PDF maps of each parish to visually display the locations of the promoted sites. For the SHELAA 2022-2023, an interactive GIS map has been prepared with each assessed site plotted. This provides clarity and transparency of where site boundaries lie, and features 'search' and 'print' functions to facilitate public use of the map.

3.5	This weblink to access the map will be added to the SHELAA
	webpage alongside the SHELAA 2022-2023 Report

#### 4. Conclusion

4.1 The SHELAA 2022-2023 Report is an evidence base document which is routinely updated. It covers the latest assessment of sites promoted to us. In accordance with NPPF and PPG requirements, sites have been assessed against a range of Suitability, Availability and Achievability criteria accounting for national and local planning policies to gauge potential for development.

<sup>&</sup>lt;sup>2</sup> The Planning Advisory Service are a national body funded by Government that provide 'Peer Challenge' reviews to Local Authorities and other planning bodies.

- 4.2 Findings of the SHELAA 2022-2023 Report in combination with findings from numerous other evidence base documents will help guide the determination of which sites are promoted for allocation in the Preferred Options Consultation to ensure an appropriate land supply is identified to meet need across the Local Plan period.
- 4.3 It is recommended that the Board confirm they have noted the content of the Strategic Housing and Employment Land Availability Assessment (SHELAA) 2022/2023 Report and authorise its publication on the Council's SHELAA webpage.

#### List of appendices:

Appendix 1 – SHELAA 2022-2023 Report

#### Background papers:

National Planning Policy Framework

Housing and Employment Land Availability Assessment PPG

Chelmsford Local Plan

#### **Corporate Implications**

#### Legal/Constitutional:

N/A

#### Financial:

N/A

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

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

#### Contribution toward achieving a net zero carbon position by 2030:

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

#### Personnel:

N/A

Risk Management: N/A
Equality and Diversity: N/A
Health and Safety: N/A
<u>Digital:</u> N/A

Other: N/A

#### Relevant Policies and Strategies:

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

Chelmsford Local Plan 2013-2036, 2020

Our Chelmsford, Our Plan

# APPENDIX 1 TO SHELAA REPORT PRESENTED TO CHELMSFORD POLICY BOARD 29 JUNE 2023

Strategic Housing and Employment Land Availability Assessment (SHELAA) – 2022/2023 Report

#### 1. Introduction

- 1.1 Chelmsford City Council conduct a Strategic Housing and Employment Land Availability Assessment (SHELAA) to gain an understanding of the potential developability of sites proposed for future development.
- 1.2 The SHELAA forms part of the evidence base for the preparation and review of the Local Plan. The purpose of the SHELAA is to help the City Council make informed decisions of where to allocate future development and in preparing annual housing and employment trajectories.
- 1.3 In preparation for the upcoming review of the Local Plan, Chelmsford City Council have reviewed and refined the SHELAA methodology to reflect emerging national and local priorities as well as to provide greater clarity and transparency to stakeholders on how the process is carried out. To ensure a justified and robust approach is taken, the Planning Advisory Service have been involved as part of this reviewing and refining process.
- 1.4 This report has been prepared to set out the revised SHELAA methodology and summarise the outputs of the 2022/2023 assessment.

#### 2. Policy Background

- 2.1 Paragraph 68 of the National Planning Policy Framework (NPPF)<sup>1</sup> sets out the requirement that local authorities are to undertake land availability assessments to establish their understanding of sites that may be suitable, available and achievable for development:
  - "Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability".
- 2.2 Planning Practice Guidance (PPG) for Housing and Economic Land Availability Assessments elaborates further on this, by clarifying that:
  - "...the assessment does not in itself determine whether a site should be allocated for development" but to "provide information on the range of sites which are available to meet the local authority's requirements..."

"An assessment should:

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

-

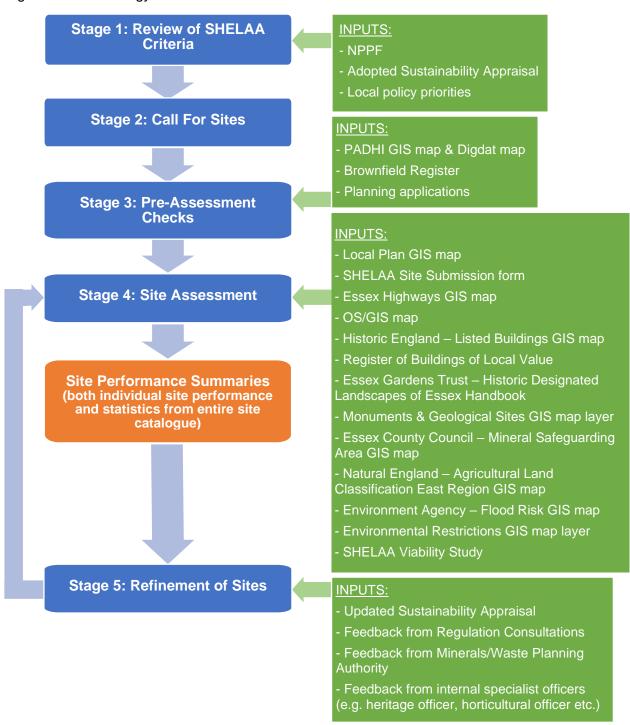
<sup>&</sup>lt;sup>1</sup> NPPF 2021 Update

- 2.3 To adhere to the guidance, Chelmsford City Council have in place a 'Call for Sites' facility enabling site owners, developers, interested parties, and members of the public put forward sites for consideration. The facility is accessible through the Council's Consultation Portal, is open for submissions all year round and enables promoters to submit new sites for consideration and/or to propose amendments to existing SHELAA sites.
- 2.4 This approach provides flexibility to promoters and further seeks to ensure that the Council hold a continued up-to-date catalogue of sites that may be available within the administrative area.
- 2.5 Cut-off periods to the 'Call for Sites' facility are scheduled so that the assessment can be carried out. The assessment is desk-based and considers a wide range of suitability, availability and achievability criteria (see Appendix 1 – Criteria Note), which together help determine whether each site is likely deliverable, likely developable or neither.
- 2.6 To be developable, the NPPF states that:
  - "Sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged".
- 2.7 To be deliverable, a site must meet additional criteria. The NPPF states that deliverable sites:
  - "... should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
  - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until the permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."
- 2.8 To reiterate the national guidance, it is not the purpose of the SHELAA to allocate land for future development. Instead, the assessment provides a high-level profile of the promoted sites; identifies a wide range of site characteristics; highlights the strengths and constraints that sites may face in achieving the local authority requirements; and establishes the likelihood of site developability/deliverability. Together this information is considered alongside other evidence base documents to enable officers and members to make informed decisions of where to allocate future development.

#### 3. Methodology

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

Figure 1: Methodology Flowchart



#### Stage 1: Reviewing the SHELAA Criteria

- 3.2 Prior to each assessment, Chelmsford City Council undertake an internal review of the existing SHELAA criteria and assessment process. This is to ensure the criteria remain in alignment with National Policy; are reflective of the sustainability objectives set out within the Sustainability Appraisal, as well as emerging local policy priorities; and are feasible to be measured through desk-top methods.
- 3.3 The SHELAA is undertaken in-house by dedicated officers within the Spatial Planning Team. The assessment process has been developed (and is continually reviewed) to maximise the utilisation of available digital software including GIS mapping. This ensures that a robust desk-top site assessment can be undertaken with algorithms in place to minimise, as far as possible, any subjective assessment decisions or human error.
- 3.4 For the 2022/2023 iteration of the SHELAA, the assessment criteria have expanded to cover proposals not only for residential and employment/commercial use, but also for community facilities (including education, healthcare, places of worship, sports, leisure, or recreation facilities) and renewable power generation. A full breakdown of the criteria is featured in Appendix 1 Criteria Note.
- 3.5 The inclusion of these uses reflects the aims within the NPPF, particularly in relation to promoting healthy communities and planning for climate change. Understanding what land may be available for community facilities or renewable power generation helps the City Council make informed decisions of where to allocate these uses to sustainably support future housing and employment development.
- 3.6 Impartial feedback has been sought on the updated SHELAA Criteria Note from the Planning Advisory Service, who have helped to ensure that the assessment criteria is reasonable and forms a robust assessment.

#### Stage 2: Call for Sites

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

Rayne Coggeshal Great Dunmow Little Coggeshi White Notley Faulkbo nhall End Riv High Easter Witham Grea Hattield Margai Chignall Ulting Langford Willingale Wood Little Bad Chelmsford Maldon Writtle Bicknacre Stondon Massey Cold Norton Doddinghurst Coalhil South Wo North Billericay Brentwood Wickford Crays Hill Hawkwell Nevendor Rayleigh Scale: 1:150,000 Chelmsford City Council Date 14/03/22

Figure 2: Chelmsford Administrative Area

Source: CCC, 2022.

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

existing SHELAA site.

#### Stage 3: Pre-Assessment Checks

- 3.11 Using Council databases and GIS software, the entire catalogue of SHELAA sites (new and existing) are checked to see if they feature on the Brownfield Register, have been granted Planning in Principle, have received planning permission for development, or have previously been refused planning permission. Where areas of/whole sites have permission and are well underway with or have completed development, these areas/sites will be omitted from the SHELAA. Simply having permission granted is not enough to remove an area/site from the SHELAA as these do not always get developed out.
- 3.12 Again, using GIS software, SHELAA sites are also checked for the presence of any human hazards on site (this includes gas and oil pipelines, electricity towers/lines, electricity substations, and sewage pumping stations). Any hazardous areas identified within promoted sites are discounted from the SHELAA.
- 3.13 At this stage, a list of sites to be omitted from the assessment is produced. Sites can be omitted for the following circumstances:
  - If the site consists wholly of a human hazard
  - If the site is considered to be identical or almost identical to another submission.
     Where a site is considered almost identical to another site, the assessing officer makes a judgement to remove the site if they feel the discrepancy would not likely impact the assessment outcome
  - If subsequent to submission, the site has commenced/completed development
  - If removal of site is requested by the landowner. In the case where only a portion of a SHELAA site is owned, only this portion will be omitted from the submission
  - If removal of site is requested by the person/organisation who submitted the site or if the promotor is no longer contactable
- 3.14 Sites that are omitted from the SHELAA through Stages 2 and 3 are listed within Appendix 5 List of Omitted Sites with their reason for omission.

#### Stage 4: Site Assessment

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

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

Table 1: SHELAA RAG Rating Summary

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

- 3.16 The Criteria Note (Appendix 1) provides a full technical breakdown of how each proposed use is assessed and RAG rated. The criteria that are used have been developed based upon policy requirements in both the NPPF and Chelmsford's Local Plan, and to reflect the current Sustainability Appraisal site appraisal criteria. This is to ensure that the SHELAA can highlight the most suitable sites, favour sites that look likely to achieve sustainable development, and to provide alignment between the SHELAA and subsequent iterations of the Sustainability Appraisal which will look to test the economic, environmental, and social impacts of the Reviewed Local Plan.
- 3.17 The assessment is desk-based and utilises the evidence sources detailed in Table 2 below to determine the suitability, availability, and achievability of each site.

Table 2: Evidence Sources Utilised within SHELAA

Criterion	Evidence used to undertake assessment
Suitability Criteria	
Proximity to employment areas	Local Plan GIS map (viewable online*)
Impact on retail areas	SHELAA submission form, Local Plan GIS map
'	(viewable online*)
Proximity to the workplace	Local Plan GIS map (viewable online*)
Public transport	Local Plan GIS map (viewable online*),
	https://www.essexhighways.org/getting-around
PROW and cycling connectivity	https://www.essexhighways.org/getting-around
Vehicle access	GIS map (also viewable on any up-to-date OS map)
Strategic road access	GIS map (also viewable on any up-to-date OS map)
Impact on designated heritage	Local Plan GIS map (viewable online*),
assets	https://historicengland.org.uk/listing/the-list/
Impact on non-designated heritage	Local Plan GIS map (viewable online*), Register of
assets	Buildings of Local Value, Essex Gardens Trusts:
	Historic Designated Landscapes of Essex
	Handbook
Impact on archaeological assets	Monuments & Geological Sites GIS map
Minerals and waste constraints	Local Plan GIS map (viewable online*), Mineral
	Safeguarding Area GIS map provided by Essex
	County Council as the minerals and waste planning
	authority
Impact on areas of defined ones	Essex County Council minerals and waste officers  Local Plan GIS map (viewable online*)
Impact on areas of defined open space	Local Flan GIS map (viewable offilie )
Impact on the Green Belt and	Local Plan GIS map (viewable online*)
Green Wedge	,
Land classification	Natural England's Agricultural Land Classification
	East Region (ALC008), Aerial Photos GIS map
Impact on protected natural	Local Plan GIS map (viewable online*)
features	
Impact on flood risk	Local Plan GIS map (viewable online*), updates
	provided from Environment Agency
Impact on Air Quality Management	Local Plan GIS map (viewable online*)
Areas	
Ground condition constraints	Environmental Restrictions GIS map
Neighbouring constraints	SHELAA submission form, Aerial Photos GIS map
Proximity to key services	Local Plan GIS map (viewable online*)
Impact on community facilities	SHELAA submission form, GIS map
Availability Criteria	CUELAA aubmission form
Ownership	SHELAA submission form
Land condition	SHELAA submission form, Aerial Photos GIS map SHELAA submission form, Aerial Photos GIS map
Legal constraints	SHELAA SUUMISSIUM IUMI, AEMAI PHULUS GIS MAP
Achievability Criteria	Viability Study (Soo Appondix 2)
Viability Timescale for deliverability	Viability Study (See Appendix 2) SHELAA submission form
*See Policies Map at: https://www.che	SHELAA SUDMISSION IOIM

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

3.18 To ensure the SHELAA is transparent, most of the criteria is assessed using maps, documents or websites that are accessible to the public. GIS maps that are not

- accessible to the public feature designations are generally ones provided to the Council by third parties (such as the Environment Agency or Essex County Council).
- 3.19 Chelmsford City Council also do not publish the SHELAA submission forms in line with GDPR since these forms contain personal and sensitive information. Therefore, the information detailed on these forms is not visible to the public.
- 3.20 The Viability Study (Appendix 2) has been prepared by Chelmsford City Council for the purpose of determining the likely economic viability of SHELAA sites. The study follows the same methodology as the Local Plan Viability Study in the development and appraisal of a number of typologies, representative of the range of sites and uses considered within the SHELAA. The Viability Study is reviewed on the same regular basis that the SHELAA criteria is reviewed to ensure all typologies, associated build costs and CIL/S106 contributions are up to date.
- 3.21 The Viability Study does not feature appraisals for the community facilities nor renewable power generation uses. Instead, at the call for sites stage, promoters will be asked to provide evidence of viability to justify their promoted use for the assessing officer to consider. The reasoning behind this is because of the varied and ever current evolving nature of both of these uses, it has not been possible for the Council to develop typologies to cover these uses.
- 3.22 In addition to the assessed criteria, the proximity of each site to defined settlement boundaries, retail allocations and employment allocations is recorded, as well as the general gradient of the site, and utilities (water, electric, gas, sewage) that are already present on site. These features are not scored against but provide greater clarity of the general character of the site.
- 3.23 Performance for each site is summarised in a concise report, with RAG rating and details of their suitability, availability, and achievability outcomes. All SHELAA sites are also plotted digitally and displayed on an interactive GIS map to provide additional spatial context. The most up-to-date assessment outcomes feature as Appendices 3 to this document. The GIS map is viewable here: <a href="https://chelmsford-gov.maps.arcgis.com/apps/webappviewer/index.html?id=d5bae70913a14999b423522592e3cd62">https://chelmsford-gov.maps.arcgis.com/apps/webappviewer/index.html?id=d5bae70913a14999b423522592e3cd62</a>

#### Stage 5: Refinement of Sites

- 3.24 A refinement of sites will be undertaken by Chelmsford City Council to ensure that the final site performance summaries are accurate.
- 3.25 Dependent on the findings from the assessment undertaken within Stage 4, there are instances whereby further information may be sought, or additional information inputs identified. Though not exhaustive, the list below identifies such instances:
  - When the Council is in the process of drafting a Local Plan or Local Plan Review, feedback from regulatory consultations will be incorporated;
  - Where a site has been identified as requiring assessment from the Minerals and Waste Planning Authority, feedback from this authority will be incorporated;

- If a SHELAA site is selected as an allocation option, an external consultant will undertake a Sustainability Appraisal. The outcomes of that appraisal will then be incorporated:
- If additional investigation is sought from specialist officers, then their assessments will be incorporated.

#### 4. SHELAA 2022/2023 Assessment Statistics

- 4.1 The outputs from the SHELAA provide gross figures for all sites in the Council's SHELAA Database. However, a refinement of these figures is required to provide a more accurate assessment of available land. Sites which have an approved planning consent or have been allocated within the Local Plan are included within the Council's Housing Site Schedule. Therefore, the gross outputs would represent, potentially significant, double counting of land and a double counting of yield within the various site categories. As a result, the area and yield of these sites are discounted to give a more accurate picture of the quantum of land available.
- 4.2 Additionally, there are instances where submissions lie wholly within other submissions. Again, to avoid a double counting of yield and area, these sites are also discounted from the outputs.

#### Outputs: 2022/2023 Assessment

4.3 The 2022/2023 SHELAA assessed a total of 375 sites, of which 73 sites have been discounted. Of these 73 sites, 33 have either been allocated within the Local Plan or have an approved planning permission, whilst the remaining 40 lie wholly within another SHELAA submission. As stated in above, these sites areas and yields have been discounted to avoid, potentially significant, double counting. Tables 3 and 4 below provide details of these 73 sites:

Table 3: SHELAA sites allocated within the Local Plan or have an approved planning permission, where the permission covers the entire SHELAA submission.

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS19	Land Adjacent The Gables, Banters Lane, Great Leighs	Forms part of allocation SGS7c	0.64	12	Amber	GF
CFS44	Land North of Cranham Road, Little Waltham	21/00450/REM	9.73	0	Amber	GF
CFS79	Montpelier Farm, Blasford Hill, Little Waltham	Forms part of allocation SGS8	12.25	210	Yellow	GF
CFS94	Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield	Forms part of allocation SGS6	0.64	2,160	Amber	GF

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS101	Land North West of Park and Ride Terminus, Woodhill Road, Sandon	Forms part of allocation SGS3	13.44	230	Amber	GF
CFS139	Boreham Airfield, Waltham Road, Boreham	Forms part of allocation SGS6	474.736	6,646	Yellow	GF
CFS162	Land Adjacent to Sandpit Cottage, Holybread Lane, Little Baddow	22/00945/FUL	1.4	31	Amber	GF
CFS181	Land North and South of Brick Barns Farm	Forms part of allocation SGS8	156.508	2,191	Yellow	GF
CFS189	Land North West of Montpelier Villa, Main Road, Little Waltham	Forms part of allocation SGS8	0.39	12	Green	GF
CFS199	Land at Sturgeons Farm, Cow Watering Lane, Writtle	Forms part of allocation SPA6	0.69	0	Red	GF
CFS203	Countryside Skills Centre, Cow Watering Lane, Writtle	Forms part of allocation SPA6	6.57	113	Red	GF
CFS204	Chelmsford City Racecourse,Great Leighs Bypass, Great Leighs	Forms part of allocation SGS7	158.5	2,219	Red	GF
CFS208	Land at Manor Farm, Sandford Mill Lane, Great Baddow	Forms part of allocation SGS3a	90.531	1,109	Amber	GF
CFS241	Civic Centre Land Site, Duke Street	Forms part of allocation SGS1e	1.926	197	Amber	PDL
CFS255	Brand and Howes Ltd, 47 Baddow Road	Forms part of allocation CW1d	0.09	3	Yellow	PDL
CFS256	Garages rear of 44 St Nazaire Road	Forms part of allocation GSP1r	0.24	16	Green	PDL
CFS257	Garages rear of 27 Medway Close	Forms part of allocation GSP1s	1.28	29	Green	GF
CFS260	Land North of Galleywood Reservoir, Beehive Lane, Galleywood	Forms part of allocation GSP4	0.78	17	Green	PDL
CFS261	Sandford Mill Water Works, Sandford Mill, Springfield	Forms part of allocation SPA5	7.4	746	Amber	PDL

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS262	Land North West of Lockside Marina, Hill Road South	Forms part of allocation CW1e	1.8	184	Amber	PDL
CFS263	Baddow Road Car Park, Baddow Road	Forms part of allocation CW1d	0.88	56	Yellow	PDL
CFS266	Waterhouse Lane Depot and Nursery Waterhouse Lane	Forms part of allocation GS1n	0.84	54	Yellow	PDL
CFS276	Former St Peters College, Fox Crescent	Forms part of allocation SGS1b	11.19	192	Green	GF
CFS280			21.753	373	Green	GF
CFS282	FS282 Land North of South Woodham Ferrers		133.658	3,742	Yellow	GF
15SLAA1	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham	Forms part of allocation SGS8	28.21	484	Yellow	GF
15SLAA23	Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers	Forms part of allocation SGS10	44.53	545	Green	GF
15SLAA25	Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs	Forms part of allocation SGS7	1.44	32	Amber	GF
15SLAA39			5.34	92	Red	GF
15SLAA43	7 St Giles, Moor Hall Lane, Bicknacre	Forms part of allocation GSP12	7.56	130	Yellow	GF
17SLAA1	Storage Adjacent to Pond View, Banters Lane, Great Leighs	21/00880/FUL	0.34	10	Amber	GF
17SLAA11	Land North Of Cranham Road, Little Waltham	21/00450/REM	8.49	0	Amber	GF
21SHELAA71	Street Record Can Bridge Way, Chelmsford	Forms part of allocation CW1b	3.29	295	Amber	PDL

Table 4: Site submissions that wholly lie within another submission

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS56	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury	15SLAA45	18.44	316	Amber	GF
CFS78	Staceys, School Lane, Broomfield	CFS181	48.79	765	Amber	GF
CFS113	Land North East of Skeggs Farm, Chelmsford Road, Writtle	17SLAA13, 21SHLEAA98	16.47	282	Red	GF
CFS122	Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham	CFS94	9.21	158	Amber	GF
CFS123	Land South East of Little Belsteads, Back Lane, Little Waltham	CFS94	2.15	42	Amber	GF
CFS124	Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham	CFS94	7.2	123	Amber	GF
CFS138	Land East of Hallfield House, Back Lane, Little Waltham	CFS94	3.28	64	Amber	GF
CFS187	Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow	CFS73	29.365	360	Red	GF
CFS191	Land West of 129 Watchouse Road, Galleywood	21SHELAA74	14.52	249	Red	GF
CFS232	Land North East of Meadow Road, Rettendon	15SLAA40	9.58	164	Red	GF
CFS268	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS269, CFS270	2.27	44	Red	GF

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS269	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS270	4.2	72	Red	GF
CFS271	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS268, CFS269, CFS270	1.04	23	Red	GF
15SLAA41	The Island Car Park, High Bridge Road, Chelmsford	21SHELAA71	0.74	47	Amber	PDL
15SLAA47	Sports Centre, Partridge Green, Broomfield	CFS181	12.72	218	Amber	GF
15SLAA48			8.93	153	Amber	GF
17SLAA13			90.15	1,104	Red	GF
17SLAA14	Land South West Of Sunnyfields School, School Lane, Great Leighs	21SHELAA72	6.66	114	Amber	GF
17SLAA18	Lathcoats Farm Shop, Beehive Lane, Great Baddow	CFS63	15.29	262	Red	GF
17SLAA25	Land South East Of Main Road, Great Leighs	CFS119	1.48	0	Green	GF
17SLAA26	Land East Of The Crescent, Little Leighs	CFS119	3.88	0	Green	GF
17SLAA30			36.74	450	Amber	GF
18SLAA3	Pondside Nursery And Yard, Chatham Green, Little Waltham	CFS27	0.32	14	Amber	PDL
18SLAA6	Poolman Ltd, Bakers Lane, West Hanningfield	18SLAA5	0.2	6	Red	GF

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
18SLAA8	Land North Of Oat Leys, Broomfield	21SHELAA101	1.92	43	Green	GF
18SLAA9	Land South Of Mashbury Road, Chignal	CFS182	4.67	80	Amber	GF
18SLAA11	Land South West Of Broomfield Place, Main Road, Broomfield	21SHELAA101	19.51	335	Green	GF
18SLAA17	Land North Of The A12 East Of Southend Road, Great Baddow	CFS73, 21SHELAA68	11.034	189	Amber	GF
19SHELAA7	Creeds Farm, School Lane, Great Leighs	21SHELAA72	3.37	66	Amber	GF
19SHELAA12	Ŭ		1.07	0	Red	GF
20SHELAA3	Land At Ilgars Farm, West Of Willow Grove, South Woodham Ferrers	21SHELAA4	14.44	248	Green	GF
21SHELAA80	Land Between Back Lane And Essex Regiment Way, Little Waltham	CFS94	3.18	0	Red	GF
21SHELAA91	Land Adjacent The Fox And Raven, Chelmer Village Way, Springfield	21SHELAA92, CFS196	1.64	37	Red	GF
21SHELAA92			10.944	188	Amber	GF
21SHELAA93	Land South West Of Pease Hall, Sandford Mill Road, Springfield	CFS197	20.406	350	Amber	GF
21SHELAA95	Land North West Of Hareswood, Elm Green Lane, Danbury	18SLAA4	1.25	28	Red	GF
21SHELAA96	Land At Boreham Interchange, Colchester Road, Boreham	CFS54	48.689	0	Yellow	GF

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
21SHELAA97	Land Southeast And West Of Garage Block, Hunts Close, Writtle	CFS129	52.7	826	Red	GF
21SHELAA99	Land North South East And West Of Pontlands Park Hotel, West Hanningfield Road, Great Baddow	CFS187, CFS74	21.81	374	Red	GF
21SHELAA100	Land South West Of 2 Scotts Green, Hollow Lane, Broomfield	18SLAA7, CFS156	12.63	217	Yellow	GF

4.4 Considering the above, the following overall figures have been removed from the SHELAA total outputs.

Table 5: Figures discounted from the SHELAA outputs

	Previously Developed Land				Greenfie		
	No. Sites	Area (ha)	Yield (dwelling s)	No. Sites	Area (ha)	Yield (dwelling s)	Yield Total
Green	2	1.0	33	7	113.1	1,734	1,767
Yellow	3	1.8	113	11	881.5	13,663	13,776
Amber	6	15.5	1,483	24	484.9	6,860	8,343
Red	0	0	0	20	435.8	6,255	6,255
TOTAL	11	18.3	1,629	62	1,915.3	28,512	30,141

4.5 Taking account of the above discounts, the SHELAA outputs are detailed below in Tables 6, 7 and 8.

Table 6: Proposed Uses

Proposed Use	Number of Sites	Site Area (ha)
Residential	252	1,681.7
Employment	19	278.8
Retail	0	0
Community Facility	3	108.0
Renewable Power Generation	0	0
Mixed Use	28	1,358.6
TOTAL	302	3,427.1

Table 7: Contribution to housing by Category

Category	Number of Sites	Site Area (ha)	Yield (dwellings)
Green	33	190.6	2,832
Yellow	22	342.0	2,348
Amber	137	1,968.3	31,198
Red	110	926.1	13,655
TOTAL	302	3,427.1	50,033

4.6 As can be seen from Table 7, a yield of 2,832 dwellings can be achieved from Green sites and 2,348 from Yellow sites. Amber and Red sites, those which are not currently developable, amounts to 44,853 dwellings.

Table 8: Contribution to housing by Category and land type

	Previo	Previously Developed Land		Greenfield			Viold
	No. Sites	Area (ha)	Yield (dwellings)	No. Sites	Area (ha)	Yield (dwellings)	Yield Total
Green	1	0.9	55	32	189.7	2,777	2,832
Yellow	1	0.4	0	21	341.6	2,348	2,348
Amber	16	21.7	1,579	121	1,946.6	29,621	31,200
Red	8	6.2	214	102	919.9	13,441	13,655
TOTAL	26	29.1	1,848	276	3,397.9	48,187	50,035

- 4.7 Table 4.6 provides a greater level of detail including the land type. The yield of previously developed (brownfield) dwellings from Green sites amounts to 55, compared to a yield of 2,777 greenfield dwellings. The yield of previously developed (brownfield) dwellings from Yellow sites amounts to 0, compared to a yield of 2,348 greenfield dwellings. Finally, the Amber and Red rated sites together yield 897 dwellings from previously developed (brownfield) sites and 43,062 dwellings from greenfield sites.
- 4.8 It should also be noted that there are some sites which overlap each other. Since some of these overlapping sites may fall within differing categories and have varying levels of Greenfield/PDL splits between them it is impossible to discount site areas and site yields in a fair and consistent manner. As such the reporting output figures should be viewed with some caution as, although the majority of double counting has been removed, there will be elements of site overlapping, but is not possible to give an accurate figure for how much and in which categories.

#### 5. Uses of SHELAA outcomes

- 5.1 The purpose of the SHELAA is not to allocate land for future development. The assessment helps officers and Members make their own informed decisions of where to allocate future development.
- 5.2 The assessment does this by highlighting areas of likely deliverable land. This is a particularly useful feature when looking at how the Council's Housing and Employment targets are going to be met within the plan period, and further into the future, as the assessment offers an indicator of how many dwellings could possibly be delivered, what size site is needed and whether the type of development would likely be viable or not.
- 5.3 Additionally, the assessment acts as a sieve to filter through sites that could be eligible to be added onto the Council's Part 1 of the Brownfield Register. If the assessment deems the site to be predominantly previously developed land, an officer will review the site against the Brownfield Register Regulations to see if it is eligible to be added to the register.

### 6. Appendices:

- Appendix 1 Criteria Note
- Appendix 2 Viability Study
- Appendix 3 SHELAA 2022/2023 Site Performance Summaries
- Appendix 4 List of Omitted Sites

#### **APPENDIX 1**

#### **Criteria Note**

# Strategic Housing and Employment Land Availability Assessment (SHELAA) – Criteria Note

#### **Errata Sheet**

This errata note corrects drafting errors identified in the published Strategic Housing and Employment Land Availability Assessment (SHELAA) – Criteria Note. This note is solely designed to add clarity rather than change any substance of the SHELAA criteria.

Page Number(s)	Paragraph	Error	Correction
	Number(s)		
11, 20, 28, 36, 45, 54	4.12, 5.10, 6.9, 7.11,	(5) Less than 5ha of	(5) Less than 5ha of
	8.13, 9.10	a site is within a	a site is within a
		Minerals	Minerals
		Safeguarding Area,	Safeguarding Area.
		Minerals	Site is not within a
		Consultation Area	Minerals or Waste
		and/or a Waste	Consultation Area
		Consultation Area	

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# 1. Overview

- 1.1. The Strategic Housing and Employment Availability Assessment (SHELAA) is a desk-based assessment that, in line with the NPPF and PPG guidance, scores sites promoted for development against Suitability, Availability and Achievability criteria. Based on performance, a RAG rating process is then used to determine whether a site is likely deliverable (Green), developable (Yellow), or neither (Amber if constraints are mitigable, or Red if non-mitigable).
- 1.2. Site promoters can propose a whole range of uses for a site including residential, employment, retail, community facilities, renewable power generation or a mix of all the above. The criteria for which the site is assessed against is dependent on the proposal<sup>1</sup>.
- 1.3. The Suitability criteria for each promoted use are assessed predominantly using GIS maps in conjunction with information provided by the site promoter. Details of how each criterion is assessed and where relevant maps can be viewed are provided against each criterion.
- 1.4. Availability and Achievability are assessed using information provided by site promoters within a site submission in relation to ownership, legal constraints, relocation of uses and timescales for delivery. The viability aspect of the Achievability criteria is predominantly assessed using the typology appraisals within the SHELAA Viability Study (see Appendix 2 to the SHELAA 2022 Update).
- 1.5. All criteria have been developed based upon policy requirements set out within the NPPF and Chelmsford's Local Plan, including the supporting Sustainability Appraisal to ensure sustainable development is favoured. Where appropriate, additional constraints are also in place to either discount non-developable land from a site assessment or to cap a site's overall performance where policy non-compliances are not mitigable.
- 1.6. This Criteria Note sets out the Suitability, Availability and Achievability criteria for which each proposed use is assessed against including applicable constraints and identifies which National Policies, Local Plan Policies and Sustainability Objectives are reflected within the assessment.

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

# 2. Pre-Assessment Checks

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

# Brownfield Register

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

# **Planning History**

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

# Hazards to Human Health

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

# 3. Capped Constraints

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

# **National Policy Constraints**

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

# **Local Policy Constraints**

- 3.4. Providing a national policy constraint has not been identified, if any part of a SHELAA site meets one or more of the following criteria, the site will be attributed an Amber RAG rating:
  - Where a site proposed for a non-employment use lies within an existing/proposed employment area
    - (Sustainability Appraisal Objective 3; Strategic Policy S8; Policy DM4)
  - Site is in excess of 400m walking distance from any existing/proposed public transport services

- (Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)
- Where a site has identified constraints that would prevent the implementation of a vehicle access route to the site
  - (Sustainability Appraisal Objective 6; Strategic Policies S9 and S10; Policy DM20)
- Site lies within an area of defined Open Space (Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)
- Site lies within the Green Wedge (Sustainability Appraisal Objective 14; Strategic Policy S11; Policy DM7)
- Where a site is promoted for a residential use but features a neighbouring constraint in the form of an adjacent employment/industrial use or an adjacent major road or dual carriageway, where there is no potential to mitigate impacts of these uses
  - (Sustainability Appraisal Objective 5; Policy DM29)
- Where development is proposed for a residential use but is in excess of 2km walking distance from Chelmsford City Centre or South Woodham Ferrers Town Centre and in excess of 2km walking distance away from any one of the following key services: GP surgery, school, convenience goods store
   (Sustainability Appraisal Objectives 4 and 5; Strategic Policies S5 and S7)
- Where the promoted use of the site would result in the loss of a community facility such as a school, GP surgery, place of worship, or a sports and leisure facility (Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)
- 3.5. In exceptional circumstances, there may be additional constraints not listed above that may result in the performance of a site to be capped. Any such instances will be detailed within the relevant site assessment sheet.

# 4. Residential Criteria

4.1. Any sites that have been promoted for a residential use will be assessed against the Suitability, Availability and Achievability criteria detailed below. This includes proposals for specialist accommodation and gypsy & traveller pitches.

# Suitability Criteria

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

# 4.3. **Proximity to Employment Areas**

(Strategic Policy S8; Policies DM4 and DM29)

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

# How this is assessed:

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

# 4.4. Impact on Retail Areas

(Strategic Policy S12; Policy DM5)

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

#### How this is assessed:

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

## 4.5. Proximity to the Workplace

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

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

#### How this is assessed:

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

# 4.6. **Public Transport**

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

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

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

# How this is assessed:

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

# 4.7. PROW and Cycling Connectivity

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

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

# How this is assessed:

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

#### 4.8. Vehicle Access

(Strategic Policies S9 and S10; Policy DM20)

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

#### How this is assessed:

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

## 4.9. Impact on Designated Heritage Assets

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

Designated heritage assets include: Grade 1 listed buildings, Grade 2\* listed

buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

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

#### How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map

(<a href="https://historicengland.org.uk/listing/the-list/">historicengland.org.uk/listing/the-list/</a>) is used to observe the proximity of the site to any Listed Buildings.

# 4.10. Impact on Non-Designated Heritage Assets

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

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

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

#### How this is assessed:

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

## 4.11. Impact on Archaeological Assets

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

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

#### How this is assessed:

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

### 4.12. Mineral and Waste Constraints

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

• (5) Less than 5ha of a site is within a Minerals Safeguarding Area, Minerals Consultation Area and/or a Waste Consultation Area

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

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

## 4.13. <u>Impact on Areas of Defined Open Space</u>

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

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

#### How this is assessed:

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

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

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

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

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

#### 4.15. Land Classification

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

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

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

#### How this is assessed:

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

## 4.16. Impact on Protected Natural Features

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

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

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

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

#### How is this assessed:

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

## 4.17. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18) Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone

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

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

## 4.18. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

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

#### How this is assessed:

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

# 4.19. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

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

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

## How this is assessed:

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

# 4.20. Neighbouring Constraints

(Sustainability Appraisal Objective 5; Policy DM29)

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

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

#### How this is assessed:

The SHELAA submission form asks for details of current uses on and adjacent to

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

#### 4.21. Proximity to Key Services

(Sustainability Appraisal Objectives 4 and 5; Strategic Policies S5 and S7) Key services include: GP surgeries, primary and secondary schools, and supermarkets/convenience goods stores

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

# How this is assessed:

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

# 4.22. Impact on Community Facilities

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

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

# How this is assessed:

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

# Suitability Scoring

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

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber
- 4.24. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# **Availability Criteria**

# 4.25. Ownership

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

#### How this is assessed:

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

#### 4.26. Land Condition

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

## How this is assessed:

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

## 4.27. Legal Constraints

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

#### How this is assessed:

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

# **Availability Scoring**

- 4.28. The maximum unweighted 'Availability' score for sites assessed under the Residential Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow

- Sites scoring less than 40% are Amber
- 4.29. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# Achievability Criteria

#### 4.30. Viability

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

#### How this is assessed:

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

## 4.31. <u>Timescale for Deliverability</u>

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

#### How this is assessed:

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

# **Achievability Scoring**

- 4.32. The maximum unweighted 'Achievability' score for sites assessed under the Residential Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5).
  <u>Unless a capped constraint determines otherwise</u>, an Achievability RAG rating will then be attributed as follows:
  - Sites scoring 100% or over are Green
  - Sites scoring 60%-99% are Yellow
  - Sites scoring less than 60% are Amber
- 4.33. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# 5. Employment Criteria

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

# Suitability Criteria

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

# 5.3. Public Transport

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

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

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

#### How this is assessed:

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

# 5.4. PROW and Cycling Connectivity

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

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

# How this is assessed:

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

## 5.5. Vehicle Access

(Strategic Policies S9 and S10; Policy DM20)

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

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

## 5.6. Strategic Road Access

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

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

#### How this is assessed:

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

## 5.7. Impact on Designated Heritage Assets

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

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

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

#### How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map

(<a href="https://historicengland.org.uk/listing/the-list/">historicengland.org.uk/listing/the-list/</a>) is used to observe the proximity of the site to any Listed Buildings.

# 5.8. Impact on Non-Designated Heritage Assets

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

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

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

# How this is assessed:

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

# 5.9. Impact on Archaeological Assets

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

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

#### How this is assessed:

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

## 5.10. Mineral and Waste Constraints

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

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

#### How this is assessed:

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

# 5.11. Impact on Areas of Defined Open Space

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

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

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

## How this is assessed:

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

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

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

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

#### How this is assessed:

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

#### 5.13. Land Classification

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

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

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

#### How this is assessed:

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

# 5.14. <u>Impact on Protected Natural Features</u>

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

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs,

Marine Conservation Zone, and the Nature Recovery Network. Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

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

#### How is this assessed:

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

#### 5.15. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18) Flood Risk Zones are as determined by the Environment Agency

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

#### How this is assessed:

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

## 5.16. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

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

#### How this is assessed:

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

# 5.17. Ground Condition Constraints

(Sustainability Appraisal Objective 7: Policy DM30)

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

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site

 (0) Ground treatment is expected to be required on the majority (90% or more) of the site

### How this is assessed:

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

# 5.18. Impact on Community Facilities

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

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

#### How this is assessed:

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

# **Suitability Scoring**

- 5.19. The maximum 'Suitability' score for sites assessed under the Employment Criteria is 80 (i.e. 16 criteria applied, each with a maximum score of 5). <u>Unless a capped constraint determines otherwise</u>, a Suitability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow
  - Sites scoring less than 40% are Amber
- 5.20. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# **Availability Criteria**

#### 5.21. Ownership

• (5) Held by developer/willing owner/public sector

- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

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

#### 5.22. Land Condition

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

#### How this is assessed:

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

## 5.23. Legal Constraints

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

#### How this is assessed:

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

# **Availability Scoring**

- 5.24. The maximum unweighted 'Availability' score for sites assessed under the Employment Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow
  - Sites scoring less than 40% are Amber
- 5.25. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# Achievability Criteria

# 5.26. Viability

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

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

# 5.27. <u>Timescale for Deliverability</u>

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

## How this is assessed:

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

# **Achievability Scoring**

- 5.28. The maximum unweighted 'Achievability' score for sites assessed under the Employment Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5).
  <u>Unless a capped constraint determines otherwise</u>, an Achievability RAG rating will then be attributed as follows:
  - Sites scoring 100% or over are Green
  - Sites scoring 60%-99% are Yellow
  - Sites scoring less than 60% are Amber
- 5.29. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# 6. Retail Criteria

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

# Suitability Criteria

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

# 6.3. Public Transport

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

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

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

## How this is assessed:

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

## 6.4. PROW and Cycling Connectivity

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

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

#### How this is assessed:

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

# 6.5. Vehicle Access

(Strategic Policies S9 and S10; Policy DM20)

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

#### How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road

network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

## 6.6. Impact on Designated Heritage Assets

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

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

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

#### How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map

(<a href="https://historicengland.org.uk/listing/the-list/">historicengland.org.uk/listing/the-list/</a>) is used to observe the proximity of the site to any Listed Buildings.

# 6.7. Impact on Non-Designated Heritage Assets

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

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

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

# How this is assessed:

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

# 6.8. Impact on Archaeological Assets

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

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

#### How this is assessed:

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

## 6.9. Mineral and Waste Constraints

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

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

#### How this is assessed:

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

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

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

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

### How this is assessed:

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

# 6.11. Impact on the Green Belt and Green Wedge

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

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

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

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

#### 6.12. Land Classification

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

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

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

#### How this is assessed:

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

# 6.13. Impact on Protected Natural Features

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

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

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

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

#### How is this assessed:

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

#### 6.14. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18) Flood Risk Zones are as determined by the Environment Agency

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

#### How this is assessed:

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

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

(Sustainability Appraisal Objective 10; Policy DM30)

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

#### How this is assessed:

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

## 6.16. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

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

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

# How this is assessed:

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

#### 6.17. Impact on Community Facilities

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

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

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

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

# **Suitability Scoring**

- 6.18. The maximum 'Suitability' score for sites assessed under the Retail Criteria is 75 (i.e. 15 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow
  - Sites scoring less than 40% are Amber
- 6.19. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# **Availability Criteria**

## 6.20. Ownership

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

#### How this is assessed:

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

# 6.21. Land Condition

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

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

# 6.22. Legal Constraints

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

#### How this is assessed:

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

# **Availability Scoring**

- 6.23. The maximum unweighted 'Availability' score for sites assessed under the Retail Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow
  - Sites scoring less than 40% are Amber
- 6.24. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# Achievability Criteria

# 6.25. Viability

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

## How this is assessed:

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

## 6.26. Timescale for Deliverability

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

#### How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement

based upon whether any mitigation is required, and the yield of dwellings anticipated.

# **Achievability Scoring**

- 6.27. The maximum unweighted 'Achievability' score for sites assessed under the Retail Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:
  - Sites scoring 100% or over are Green
  - Sites scoring 60%-99% are Yellow
  - Sites scoring less than 60% are Amber
- 6.28. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# 7. Community Facility Criteria

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

# Suitability Criteria

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

# 7.3. Proximity to Employment Areas

(Strategic Policy S8; Policies DM4 and DM29)

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

#### How this is assessed:

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

#### 7.4. Impact on Retail Areas

(Strategic Policy S12; Policy DM5)

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

# How this is assessed:

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

# 7.5. Public Transport

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

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

(5) Site is within 400m walking distance of one or more services

• (0) Site is in excess of 400m walking distance from all services

#### How this is assessed:

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

# 7.6. PROW and Cycling Connectivity

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

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

#### How this is assessed:

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

## 7.7. Vehicle Access

(Strategic Policies S9 and S10; Policy DM20)

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

#### How this is assessed:

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

## 7.8. Impact on Designated Heritage Assets

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

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

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

## How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map

(<a href="https://historicengland.org.uk/listing/the-list/">historicengland.org.uk/listing/the-list/</a>) is used to observe the proximity of the site to any Listed Buildings.

# 7.9. Impact on Non-Designated Heritage Assets

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

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

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

#### How this is assessed:

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

#### 7.10. Impact on Archaeological Assets

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

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

#### How this is assessed:

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

# 7.11. Mineral and Waste Constraints

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

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

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

# 7.12. <u>Impact on Areas of Defined Open Space</u>

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

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

#### How this is assessed:

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

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

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

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

#### How this is assessed:

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

#### 7.14. Land Classification

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

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

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

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

# 7.15. <u>Impact on Protected Natural Features</u>

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

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

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

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

#### How is this assessed:

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

#### 7.16. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18) Flood Risk Zones are as determined by the Environment Agency

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

# How this is assessed:

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

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

(Sustainability Appraisal Objective 10; Policy DM30)

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

# How this is assessed:

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

### 7.18. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

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

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

### How this is assessed:

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

## 7.19. Impact on Community Facilities

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

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

# How this is assessed:

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

# **Suitability Scoring**

- 7.20. The maximum 'Suitability' score for sites assessed under the Community Facility Criteria is 85 (i.e. 17 criteria applied, each with a maximum score of 5). **Unless a**capped constraint determines otherwise, a Suitability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow

- Sites scoring less than 40% are Amber
- 7.21. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# **Availability Criteria**

### 7.22. Ownership

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

### How this is assessed:

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

### 7.23. Land Condition

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

# How this is assessed:

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

### 7.24. Legal Constraints

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

### How this is assessed:

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

# **Availability Scoring**

- 7.25. The maximum unweighted 'Availability' score for sites assessed under the Community Facility Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow
  - Sites scoring less than 40% are Amber

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

# Achievability Criteria

## 7.27. Viability

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

### How this is assessed:

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

# 7.28. <u>Timescale for Deliverability</u>

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

## How this is assessed:

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

# Achievability Scoring

- 7.29. The maximum unweighted 'Achievability' score for sites assessed under the Community Facility Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:
  - Sites scoring 100% or over are Green
  - Sites scoring 60%-99% are Yellow
  - Sites scoring less than 60% are Amber
- 7.30. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# 8. Mixed Uses Criteria

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

# Suitability Criteria

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

# 8.3. Proximity to Employment Areas

(Strategic Policy S8; Policies DM4 and DM29)

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

# How this is assessed:

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

## 8.4. Impact on Retail Areas

(Strategic Policy S12; Policy DM5)

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

### How this is assessed:

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

## 8.5. Proximity to the Workplace

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

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

### How this is assessed:

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

# 8.6. **Public Transport**

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

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

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

## How this is assessed:

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

# 8.7. PROW and Cycling Connectivity

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

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

# How this is assessed:

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

### 8.8. Vehicle Access

(Strategic Policies S9 and S10; Policy DM20)

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

### How this is assessed:

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

### 8.9. Strategic Road Access

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

- (5) Site has direct access to or is adjacent to the strategic road network
- (4) Site has direct access to or is adjacent to a primary road network

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

### How this is assessed:

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

# 8.10. Impact on Designated Heritage Assets

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

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

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

### How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map

(<a href="https://historicengland.org.uk/listing/the-list/">historicengland.org.uk/listing/the-list/</a>) is used to observe the proximity of the site to any Listed Buildings.

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

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

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

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

### How this is assessed:

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

#### 8.12. Impact on Archaeological Assets

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

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

# How this is assessed:

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

## 8.13. Mineral and Waste Constraints

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

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

### How this is assessed:

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

# 8.14. Impact on Areas of Defined Open Space

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

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

## How this is assessed:

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

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

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

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

### How this is assessed:

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

# 8.16. Land Classification

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

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

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

### How this is assessed:

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

## 8.17. Impact on Protected Natural Features

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

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

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

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

# How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site

boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

# 8.18. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18) Flood Risk Zones are as determined by the Environment Agency

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

#### How this is assessed:

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

## 8.19. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

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

### How this is assessed:

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

## 8.20. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

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

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

### How this is assessed:

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

### 8.21. **Neighbouring Constraints**

(Sustainability Appraisal Objective 5; Policy DM29)

For the purpose of this assessment, a site has a neighbouring constraint if existing B2 or B8 use classes are present on or adjacent to the site; if existing sports

venues that have large spectator capacity (the racecourse, cricket stadium and Melbourne stadium in particular) are adjacent to the site; or if a major road or dual carriageway runs adjacent to the site.

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

## How this is assessed:

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

# 8.22. Proximity to Key Services

(Sustainability Appraisal Objectives 4 and 5; Strategic Policies S5 and S7) Key services include: GP surgeries, primary and secondary schools, and supermarkets/convenience goods stores

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

### How this is assessed:

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

## 8.23. Impact on Community Facilities

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

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

### How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is

considered to add strain on existing facilities unless such facilities are incorporated within the proposal.

# Suitability Scoring

- 8.24. The maximum 'Suitability' score for sites assessed under the Mixed Use Criteria is 105 (i.e. 21 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow
  - Sites scoring less than 40% are Amber
- 8.25. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# **Availability Criteria**

### 8.26. Ownership

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

### How this is assessed:

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

### 8.27. Land Condition

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

### How this is assessed:

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

### 8.28. Legal Constraints

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

### How this is assessed:

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

# **Availability Scoring**

- 8.29. The maximum unweighted 'Availability' score for sites assessed under the Mixed Use Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow
  - Sites scoring less than 40% are Amber
- 8.30. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# Achievability Criteria

## 8.31. Viability

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

#### How this is assessed:

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

# 8.32. <u>Timescale for Deliverability</u>

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

### How this is assessed:

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

# **Achievability Scoring**

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

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber
- 8.34. In exceptional circumstances, achievability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# 9. Renewable Power Generation Criteria

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

# Suitability Criteria

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

# 9.3. Public Transport

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

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

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

### How this is assessed:

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

## 9.4. PROW and Cycling Connectivity

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

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

## How this is assessed:

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

## 9.5. Vehicle Access

(Strategic Policies S9 and S10; Policy DM20)

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

# How this is assessed:

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

## 9.6. Strategic Road Access

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

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

### How this is assessed:

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

# 9.7. Impact on Designated Heritage Assets

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

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

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

### How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map

(<a href="https://historicengland.org.uk/listing/the-list/">historicengland.org.uk/listing/the-list/</a>) is used to observe the proximity of the site to any Listed Buildings.

# 9.8. Impact on Non-Designated Heritage Assets

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

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

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

#### How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of

Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

## 9.9. Impact on Archaeological Assets

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

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

### How this is assessed:

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

## 9.10. Mineral and Waste Constraints

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

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

#### How this is assessed:

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

## 9.11. Impact on Areas of Defined Open Space

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26) 'Other' Green Space includes (but is not limited to) areas of planned strategic

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

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

### How this is assessed:

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

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

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

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

### How this is assessed:

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

# 9.13. Land Classification

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

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

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

## How this is assessed:

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

## 9.14. <u>Impact on Protected Natural Features</u>

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

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

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

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

# How is this assessed:

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

### 9.15. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18) Flood Risk Zones are as determined by the Environment Agency

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

#### How this is assessed:

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

## 9.16. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

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

### How this is assessed:

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

# 9.17. Neighbouring Constraints

(Sustainability Appraisal Objective 5; Policies DM29 and DM30)

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

• (5) Site is unlikely to have an adverse effect on neighbouring uses

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

### How this is assessed:

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

### 9.18. Impact on Community Facilities

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

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

## How this is assessed:

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

# **Suitability Scoring**

- 9.19. The maximum 'Suitability' score for sites assessed under the Renewable Power Generation Criteria is 80 (i.e. 16 criteria applied, each with a maximum score of 5). <u>Unless a capped constraint determines otherwise</u>, a Suitability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow
  - Sites scoring less than 40% are Amber
- 9.20. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# **Availability Criteria**

# 9.21. Ownership

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

### How this is assessed:

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

### 9.22. Land Condition

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

### How this is assessed:

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

# 9.23. Legal Constraints

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

### How this is assessed:

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

# **Availability Scoring**

- 9.24. The maximum unweighted 'Availability' score for sites assessed under the Renewable Power Generation Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:
  - Sites scoring 80% or over are Green
  - Sites scoring 40%-79% are Yellow
  - Sites scoring less than 40% are Amber
- 9.25. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# Achievability Criteria

## 9.26. Viability

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

## How this is assessed:

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

# 9.27. Timescale for Deliverability

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

# How this is assessed:

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

# **Achievability Scoring**

- 9.28. The maximum unweighted 'Achievability' score for sites assessed under the Renewable Power Generation Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). <u>Unless a capped constraint determines otherwise</u>, an Achievability RAG rating will then be attributed as follows:
  - Sites scoring 100% or over are Green
  - Sites scoring 60%-99% are Yellow
  - Sites scoring less than 60% are Amber
- 9.29. In exceptional circumstances, achievability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

# 10. Overall Scores and Site Categorisation

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

Table 1: SHELAA RAG Rating Summary

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

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

Table 2: SHELAA Site Categorisation

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

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

# **APPENDIX 2**

# **Viability Study**

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#### 1. Introduction

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

# 2. Background

- 1.1. HDH Planning and Development Ltd were commissioned by Chelmsford City Council to produce the Local Plan Viability Study Including CIL Viability Review January 2018 and have been commissioned again to produce a subsequent Viability Study to support the Review of the Local Plan.
- 1.2. These studies establish and financially appraise a range of residential and non-residential typologies to determine the likeliness of development viability. The results of the studies allow officers to assess the deliverability of sites coming forward for development in the Local Plan period.
- 1.3. HDH Planning and Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors. Consequently, they have had regard to two principal pieces of relevant legislation - Financial viability in planning: conduct and reporting RICS professional statement England (1st Edition, May 2019) and Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE (RICs, 1st edition, March 2021). The same principles have been applied followed in this assessment.
- 1.4. Chelmsford City Council have produced this Viability Study to draw from the Local Plan Viability Study Including CIL Viability Review January 2018, and forthcoming Viability Study for the Review of the Local Plan, to inform the Achievability aspect of the SHELAA.
- 1.5. When assessing the achievability aspect of a site, Planning Practice Guidance advises that:
  - "A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site".
- 1.6. The results determined within this viability study have therefore been used to inform the economic viability aspect of the SHELAA.

1.7. Where any assumptions or recommendations not specifically mentioned in this report, it is advisable to refer to the Local Plan Viability Study for an explanation as to how these have been determined.

## 3. Methodology

3.1. This Viability Study applies the same methodology as the HDH Planning and Development Ltd studies, which in turn applies the Harman Guidance<sup>1</sup>, with the typical valuation formula detailed in Figure 1 below.

Gross Development Value
(The combined value of the complete development)

LESS

Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)

=

RESIDUAL VALUE

3.2. With permission from HDH Planning and Development Ltd, this study has utilised the same viability modelling software as that used in the forthcoming Review of the Local Plan Viability Study.

Source: HDH 2017

3.3. With the Review of the Local Plan Viability Study still in drafting, assumptive values and other variables throughout this study have been sourced from HDH Planning and Development Ltd in combination with research undertaken by Chelmsford City Council officers. The source of information will be made clear throughout.

<sup>1.</sup> Viability Testing Local Plans – Advice for planning practitioners, LGA/HBF – Sir John Harman, June 2012 (known as the Harman Guidance)

### 4. Residential Market

4.1. Consistent with the Local Plan Viability Study, this study considers variations within the local market, identifying the typical development locations across Chelmsford to calculate assumptive values to represent each. To understand how market values currently differ within different areas of Chelmsford, Figure 2 below shows the median asking prices in five broad locations, visually represented in Figure 3. A full breakdown of this data collection is provided in Appendix 1.

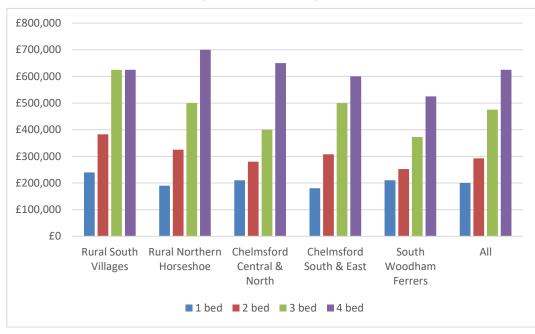


Figure 2: Median asking prices

Source: Rightmove September 2022

RURAL NORTHERN HORSESHOE CHELMSFORD CENTRAL AND NORTH CHELMSFORD SOUTH AND EAST RURAL SOUTH VILLAGES SOUTH WOODHAM FERRERS

Figure 3: Areas of differing property values

Source: CCC

4.2. To determine the value (£/m²) to use for each residential typology when undertaking the viability testing, new-build sale prices over an 18-month period have been collected from the Land Registry along with each new-build dwelling's gross internal area (GIA) taken from its Environmental Performance Certificate (EPC) – see Appendix 2. A summary of the findings can be seen in Table 1 below.

Table 1: Chelmsford Newbuild Sale Prices and Value per m <sup>2</sup> (sales from 01/01/2021 to 01/07/2022)					
Detached Semi- detached Terraced Flats All					
Count	70	8	4	79	161
		Chelmsford	- Price Paid		
Minimum	£250,000	£216,000	£159,750	£185,000	£159,750
<b>Average</b> £550,419 £431,437 £472,313 £302,078		£420,710			
<b>Maximum</b> £900,000 £525,000 £5		£590,000	£460,000	£900,000	
	•	Chelmsford	- Value £/m <sup>2</sup>		
Minimum	£1,404	£2,805	£2,075	£3,315	£1,404
Average	£4,438	£4,247	£3,290	£4,898	£4,626
Maximum	£10,085	£4,792	£3,782	£7,500	£10,085

Source: Land Registry and EPC

4.3. To understand how the values vary across the administrative area, Table 2 below splits the data down by parish area.

	Table 2: Chelmsford Newbuild Value per m <sup>2</sup> by Parish					
(sales from 01/01/2021 to 01/07/2022)						
	Detached	Semi- detached	Terraced	Flats	All	
		Bore	eham			
Count	6	0	0	0	6	
Minimum	£4,427	0	0	0	£4,427	
Average	£4,614	0	0	0	£4,614	
Maximum	£4,876	0	0	0	£4,876	
		Broo	mfield		•	
Count	1	2	0	0	3	
Minimum	£4,371	£3,599	0	0	£3,599	
Average	£4,371	£3,913	0	0	£4,066	
Maximum	<u> </u>		0	0	£4,371	
		Chelmsford U	nparished Arc	ea		
Count	9	0	3	79	91	
Minimum	£1,404	0	£3,651	£3,315	£1,404	
Average	£4,447	0	£3,696	£4,898	£4,814	
Maximum	£10,085	0	£3,782	£7,500	£10,085	
		Great	Leighs			
Count	28	1	0	0	29	
Minimum	£3,824	£4,783	0	0	£3,824	
Average	£4,472	£4,783	0	0	£4,483	
Maximum	£5,862	£4,783	0	0	£5,862	
Little Waltham						
Count	23	5	1	0	29	
Minimum	£3,689	£2,805	£2,075	0	£2,075	
Average	£4,386	£4,273	£2,075	0	£4,287	
Maximum	£4,844	£4,792	£2,075	0	£4,844	

Springfield					
Count	3	0	0	0	3
Minimum	£3,867	0	0	0	£3,867
Average	£4,170	0	0	0	£4,170
Maximum	£4,455	0	0	0	£4,455

Source: Land Registry and EPC

- 4.4. As can be seen from the data, the land registry searches only identified new-build sales in a handful of Chelmsford's parishes, and so whilst this can be useful to gauge the price uplift between existing and new-build sales across Chelmsford in general, it is difficult to utilise this data alone to generate appropriate £/m2 assumptions for all areas/land types.
- 4.5. We can however gauge the difference from Figure 2 above which, consistent with the findings from the previous viability studies, shows that South Woodham Ferrers values are considerably lower than those of the rest of the administrative area.
- 4.6. The data presented above, and supplementary market information gathered by HDH Planning and Development Ltd, has led us to determine the following value assumptions to be used for viability testing the residential typologies.

Table 4: Residential Price Assumptions (£/m²)					
BF – Chelmsford	£4,900				
BF – South Woodham Ferrers	£4,500				
Urban Flats – Chelmsford	£5,300				
Large GF – Chelmsford	£4,672				
Large GF – South Woodham Ferrers	£4,300				
Medium GF – South West area	£4,900				
Medium GF – Elsewhere	£4,300				
Small GF – all areas	£5,000				

## **Affordable Housing**

- 4.7. For this viability model, it has been assumed that the affordable housing tenures will consist of rented in the form of social or affordable rent, first homes, and shared ownership. As per Local Plan policy, it is expected that schemes of 11 or more residential units will provide 35% affordable accommodation. This 35% is formed of 22% affordable/social rent, 9% first homes and 4% shared ownership.
- 4.8. HDH Planning and Development Ltd have undertaken some extensive research to establish the most appropriate assumptions for their emerging viability study. This study will be following the same assumptions that have been derived.
- 4.9. For the first homes and shared ownership units, a value of 70% of the open market value has been assumed. Table 5 below details these assumptive values.

Table 5: Shared Ownership & First Homes Price Assumptions (£/m²)				
BF – Chelmsford	£3,430			
BF – South Woodham Ferrers	£3,150			
Urban Flats – Chelmsford	£3,710			
Large GF – Chelmsford	£3,270			
Large GF – South Woodham Ferrers	£3,010			
Medium GF – South West area	£3,430			
Medium GF – Elsewhere	£3,010			
Small GF – all areas	£3,500			

- 4.10. As per the First Homes Planning Advice Note, the national price cap of £250,000 will be applied.
- 4.11. For the affordable rented units, a value of 55% of market value has been assumed. Table 6 below details these assumptive values.

Table 6: Affordable Rented Price Assumptions (£/m²)					
BF – Chelmsford	£2,695				
BF – South Woodham Ferrers	£2,475				
Urban Flats – Chelmsford	£2,915				
Large GF – Chelmsford	£2,570				
Large GF – South Woodham Ferrers	£2,365				
Medium GF – South West area	£2,695				
Medium GF – Elsewhere	£2,365				
Small GF – all areas	£2,750				

4.12. Social rented accommodation is assumed to be 50% of market value. Table 7 below details these assumptive values.

Table 7: Social Rented Price Assumptions (£/m²)					
BF – Chelmsford	£2,450				
BF – South Woodham Ferrers	£2,250				
Urban Flats – Chelmsford	£2,650				
Large GF – Chelmsford	£2,336				
Large GF – South Woodham Ferrers	£2,150				
Medium GF – South West area	£2,450				
Medium GF – Elsewhere	£2,150				
Small GF – all areas	£2,500				

# **Residential Typologies**

- 4.13. Following both the Local Plan Viability Study Including CIL Review January 2018 and the previous SHELAA, an exercise has been undertaken to review the residential typologies to be viability tested.
- 4.14. Based upon emerging housing need and the locations of SHELAA sites that have been promoted to us, the strategic site typologies have been revised. Further,

tweaks the some of the brownfield sites have been made in order to better reflect the flatted development that is evolving in the city centre. Table 8 below provides the full list of residential typologies that feed into the SHELAA.

	Table 8: Residential Typologies					
No.	Typology	Units per ha	Min area needed (ha)	Gross to net ratio	Form and scale	
1	Large GF – 300 units, urban edge	35	12.24	70%	Houses only	
2	Large GF – 100 units, urban edge	35	4.08	70%	Houses only	
3	Medium GF – 40 units, urban edge	35	1.43	80%	Houses only	
4	Medium GF – 20 units, urban edge	35	0.83	80%	Houses only	
5	Medium GF – 12 units, urban edge	30	0.50	80%	Houses only	
6	Large BF – 125 units, urban area	120	2.75	70%	Houses and flats	
7	Large BF – 50 units, urban area	65	0.96	80%	Houses and flats	
8	Medium BF – 25 units, urban area	35	0.48	80%	Houses and flats	
9	Medium BF – 12 units, urban area	65	0.18	100%	Houses only	
10	Urban flats BF – 250	80	4.46	70%	Flats only	
11	Urban flats BF – 250 HD	160	1.95	80%	Flats only (6+ storeys)	
12	Urban flats BF – 155	100	1.94	80%	Flats only	
13	Urban flats BF – 155 HD	160	1.21	80%	Flats only (6+ storeys)	
14	Urban flats BF – 75 units, urban area	85	1.10	80%	Flats only	
15	Urban Flats BF – 35	80	0.44	100%	Flats only	
16	Flats BF – 12	75	0.16	100%	Flats only	
17	Small GF – 9 units, settlement edge	30	0.30	100%	Houses only	
18	Small GF – 4 units, settlement edge	30	0.13	100%	Houses only	
19	Green plot, settlement edge	30	0.03	100%	Single house	
20	Small BF – 9 units, urban area	45	0.20	100%	Houses and flats	
21	Small BF – 6 units, rural area	35	0.17	75%	Houses only	
22	Brown plot, urban area	30	0.03	100%	Single house	
23	Strategic Greenfield	40	150	50%	Mix of family housing	

	- 3,000				as per LP Policy and SHMA
24	Strategic Greenfield – 2,000	40	100	50%	Mix of family housing as per LP Policy and SHMA
25	Strategic Greenfield - 1,500	35	85.71	50%	Mix of family housing as per LP Policy and SHMA
26	Large Greenfield – 1,000	35	44.64	64%	Mix of family housing as per LP Policy and SHMA
27	Large Greenfield - 500	35	28.57	50%	Mix of family housing as per LP Policy and SHMA
28	Strategic Brownfield - 500	160	3.47	90%	Flats only

# Gypsy & Traveller Pitches and Travelling Showperson's Plots

4.15. Implementation of a Gypsy & Travellers site or a Travelling Showperson's site occurs infrequently or as part of a larger development falling under an established residential or mixed-use typology. As such, for the purposes of the SHELAA, the Council will assess the viability of Gypsy & Traveller or Travelling Showperson's site proposals as part of the typology that the submission most closely relates to. This will help attain the closest and most realistic representation possible of the viability of the proposed scheme.

## **Older Person's Housing**

- 4.16. PPG on housing for older and disables people covers the types of specialist housing on offer for older persons, listing these as: age-restricted general market housing; retirement living or sheltered housing; extra care housing or housing with care; and residential care homes and nursing homes.
- 4.17. Reflecting upon of some recently developed schemes in Chelmsford, this viability study will consider Sheltered housing and Extracare. Details of the Older Person's Housing typologies to be used for the SHELAA are detailed in Table 9 below.

Table 9: Older Person's Housing Typologies						
No.	Typology	Units per ha	Min area needed (ha)	Gross to net ratio	Form and scale	
29	Sheltered housing	120	0.5	80%	38% 1 bed, 62% 2 bed	
30	Extracare	120	0.5	70%	45% 1 bed, 55% 2 bed	

4.18. It is acknowledged that with the care element included, these typologies will have different assumptive  $\pounds/m^2$  values to the other residential typologies. HDH

Planning and Development Ltd have established based on the current market the values in Table 10 which will be carried though in this study.

Table 10: Older Persons Housing Price Assumptions (£/m²) (All areas)			
Sheltered	£6,300		
Extracare	£6,750		

4.19. For all typologies detailed above, we will apply the net developable area assumptions detailed in Table 11 below. This is in alignment with the approach undertaken by HDH Planning and Development Ltd.

Table 11: SHELAA Development Densities				
Gross site area (ha)	Percentage net			
Less than 0.4ha	100%			
0.4ha to 2ha	80%			
Over 2ha	70%			

### 5. Non-Residential Market

5.1. Having reviewed vacancy rates, yields, rents, and the impacts of the Covid pandemic, HDH Planning and Development Ltd have generated updated typologies to cover a range of employment uses reflective of Chelmsford's economic make up. In accordance, the non-residential typologies for the SHELAA have been updated to align with these as detailed in Table 12 below.

	Table 12: Non-Residential Typologies						
No.	Typology	Min area needed (ha)	Gross to net ratio	Form and scale			
31	Offices (Central)	0.025	70%	4 storeys, GIA 2,000m <sup>2</sup>			
32	Offices (Business Park)	0.025	25%	3 storeys, GIA 2,000m <sup>2</sup>			
33	Industrial	1	40%	1 storey, GIA 4,000m <sup>2</sup>			
34	Logistics	1.14	35%	1 storey, GIA 4,000m <sup>2</sup>			
35	Retail (Prime)	0.19	80%	No provision for parking / loading space			
36	Retail (Elsewhere)	0.19	80%	Unspecified			
37	Supermarket	1.33	30%	GIA 4,000m <sup>2</sup>			
38	Retail Warehouse	0.8	50%	GIA 4,000m <sup>2</sup>			

5.2. The Council's own market data (see Appendix 3) further supports these findings and these values are deemed appropriate for use within the SHELAA. All non-residential assumptive values are detailed in Table 13 below.

Table 13: Non-Residential Price Assumptions						
	£/m²/year	Yield	Value (£/m²)	Assumption		
Offices (Central)	£280	5.50%	£5,091	£4,826		
Offices (Business Park)	£250	5.50%	£4,545	£4,308		
Industrial	£130	5.00%	£2,600	£2,476		
Logistics	£200	4.25%	£4,706	£4,512		
Retail (Prime)	£300	6.25%	£4,800	£4,518		
Retail (Elsewhere)	£250	7.00%	£3,571	£3,338		
Supermarket	£250	4.50%	£5,556	£5,316		
Retail Warehouse	£200	5.00%	£4,000	£3,628		

# 6. Development Costs

6.1. In addition to the assumptions detailed above, it is important to understand the costs involved to determine whether a typology is likely to be economically viable for development or not. The Council appreciate that costs will vary from site to site and it is not always possible to foresee every cost involved. However, for the purpose of the SHELAA, the costs used are evidenced to be appropriate to use to represent the typologies.

#### **Construction Costs**

6.2. The assumptive construction cost values have been derived from the Building Costs Information Service (BCIS). Cost assumptions for non-residential typologies and residential typologies are detailed below in Table 14.

	Table	14: Build	Costs			
Rebased to Chelmsford						
Description: Rate per m2 gross interna	I floor area for the	e building Cos	t including prelir	ns.		
Last updated: 11-Mar-2023 05:56			•			
Building function	£/m² gross internal floor area					
	Mean	Lowest	Lower	Median	Upper	Highest
			quartiles		quartiles	
New build						
282. Factories			1			
Generally (20)	1,208	277	672	992	1,418	4,612
Up to 500m2 GFA (20)	1,543	988	1,120	1,308	1,936	2,635
500 to 2000m2 GFA (20)	1,295	277	718	1,159	1,418	4,612
Over 2000m2 GFA (20)	1,010	502	614	824	1,117	2,647
282.1 Advance factories						
Generally (15)	1,062	493	826	1,014	1,293	1,723
Up to 500m2 GFA (15)	1,176	988	998	1,109	1,281	1,549
500 to 2000m2 GFA (15)	1,141	493	956	1,220	1,318	1,723
Over 2000m2 GFA (15)	782	600	667	793	837	1,012
284. Warehouses/stores						
Generally (15)	1,053	417	637	845	1,104	4,855
Up to 500m2 GFA (15)	1,947	700	1,072	1,379	2,309	4,855
500 to 2000m2 GFA (15)	946	496	697	860	1,084	1,711
Over 2000m2 GFA (15)	794	417	586	640	920	1,673
284.1 Advance						
warehouses/stores (15)	790	431	632	743	1,006	1,104
284.2 Purpose built warehouses/sto	res					
Generally (15)	1,122	417	651	847	1,277	4,855
Up to 500m2 GFA (15)	2,245	700	1,341	1,748	2,850	4,855
500 to 2000m2 GFA (15)	931	496	682	847	1,063	1,711
Over 2000m2 GFA (15)	830	417	623	733	985	1,669
320. Offices		<u>'</u>	<u>'</u>	•	<u> </u>	•
Generally (15)	2,258	1,096	1,599	2,094	2,707	5,438

Air-conditioned						
Generally (15)	2,240	1,305	1,866	2,147	2,599	3,821
1-2 storey (15)	2,187	1,305	1,906	1,975	2,206	3,821
3-5 storey (15)	2,157	1,490	1,720	2,089	2,600	2,998
6 storey or above (20)	2,756	1,901	2,258	2,462	2,789	4,916
Not air-conditioned	2,.00	.,00.	_,		2,. 00	.,
Generally (15)	2,225	1,096	1,508	2,074	2,833	3,761
1-2 storey (15)	2,295	1,272	1,548	2,162	2,833	3,521
3-5 storey (15)	2,110	1,096	1,398	1,546	3,044	3,761
6 storey or above (25)	2,622	2,039	-	2,709	-	3,028
341.1 Retail warehouses	, -	,	I.	,		-,-
Generally (25)	1,022	513	771	916	1,084	3,032
Up to 1000m2 (25)	1,150	762	861	971	1.096	3,032
1000 to 7000m2 GFA (25)	1,015	513	773	921	1,124	2,179
344. Hypermarkets, supermarkets	1,0.0				.,	
Generally (35)	1,815	296	1,299	1,758	2,346	3,154
Up to 1000m2 (35)	1,852	1,246	- 1,200	1,593		2,975
1000 to 7000m2 GFA (35)	1,840	296	1,272	1,943	2,383	3,154
345. Shops	.,		· , · <b>_</b>	1,210	_,	-,
Generally (30)	1,794	661	954	1,468	2,300	4,595
1-2 storey (30)	1,813	661	953	1,531	2,323	4,595
447. Care homes for the elderly	,			, , , , , , , , ,	, , ,	,
Generally (15)	2,061	1,264	1,532	1,933	2,356	4,307
500 to 2000m2 GFA (15)	2,458	1,322	1,350	2,023	3,426	4,307
Over 2000m2 GFA (15)	1,950	1,264	1,637	1,927	2,234	2,951
810.1 Estate housing	,	, -	,	, , , , , ,	, -	,
Generally (15)	1,460	703	1,245	1,402	1,598	5,065
Single storey (15)	1,653	979	1,406	1,606	1,837	5,065
2-storey (15)	1,406	703	1,217	1,365	1,536	3,067
3-storey (15)	1,530	912	1,281	1,450	1,738	2,996
4-storey or above (15)	3,065	1,494	2,445	2,731	4,108	4,549
810.11 Estate housing detached (15)	1,909	1,064	1,486	1,647	2,046	5,065
810.12 Estate housing semi detached	d					
Generally (15)	1,468	857	1,255	1,434	1,600	2,697
Single storey (15)	1,633	1,054	1,416	1,615	1,799	2,697
2-storey (15)	1,420	857	1,246	1,382	1,553	2,519
3-storey (15)	1,414	1,073	1,141	1,401	1,597	2,066
810.13 Estate housing terraced						
Generally (15)	1,499	884	1,218	1,402	1,644	4,549
Single storey (15)	1,717	1,100	1,425	1,769	1,979	2,399
2-storey (15)	1,433	884	1,206	1,369	1,575	3,067
3-storey (15)	1,554	912	1,257	1,427	1,770	2,996
816. Flats (apartments)						
Generally (15)	1,715	852	1,424	1,618	1,930	5,911
1-2 storey (15)	1,633	1,013	1,373	1,541	1,823	3,365
3-5 storey (15)	1,687	852	1,418	1,612	1,912	3,604
6 storey or above (15)	2,036	1,251	1,666	1,906	2,181	5,911
843. Supported housing						
Generally (15)	1,842	947	1,537	1,712	2,037	3,749
Single storey (15)	2,145	1,318	1,698	1,971	2,316	3,749
2-storey (15)	1,823	956	1,517	1,659	2,022	3,256
3-storey (15)	1,699	947	1,536	1,622	1,872	2,560
4-storey or above (15)	1,922	1,163	1,525	1,807	1,957	3,600
852. Hotels (15)	2,525	1,318	2,054	2,448	3,108	3,512
853. Motels (20)	1,767	1,477	-	1,908	-	1,915
856.1 Dormitories (15)	2,555	1,869	2,176	2,284	3,048	3,284
856.2 Students' residences, halls of						<b></b> -
residence, etc (15)	2,195	1,252	1,959	2,211	2,438	3,572

Source: BCIS

# Space and Accessibility Standards

- 6.3. It is assumed all new dwellings will be in accordance with the Nationally Described Space Standards.
- 6.4. Local Plan Policy DM1 requires provision of accessible standards. In schemes of 10 or more dwellings, 50% must meet M4(2) accessible and adaptable dwellings. Further, in developments of 30 dwellings or more, 5% of new affordable dwellings

- must be built to M4(3)(2)(b) wheelchair accessible dwellings and serve those in affordable housing for rent.
- 6.5. It is acknowledged that provision of enhanced accessibility, wheelchair adaptability and wheelchair accessibility standards Building Regulations M4(2), M4(3)(2)(a) and M4(3)(2)(b) respectively can add additional cost to build. It is assumed these provisions cost £725/dwelling, £14,064/dwelling and £34,964/dwelling respectively.

#### Carbon Reduction Standards

6.6. The 2021 publication of Approved Document L of the Building Regulations – Conservation of fuel and power features targets intended to improve the performance of newbuild housing and represents a step forward towards achieving Zero Carbon homes. For this study, it is assumed that the standard will add 3% additional cost to the build costs.

#### Water Efficiency

6.7. Local Plan Policy DM25 requires that all new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110litres/person/day. A cost of £7/dwelling has been applied to achieve this requirement.

### **EV Charging Points**

6.8. Local Plan Policy DM25 requires provision of Electric Vehicle (EV) charging points for new dwellings. A cost of £600/dwelling has been applied to achieve this requirement.

#### Biodiversity Net Gain

6.9. The Environment Act 2021 requires delivery of 10% biodiversity net gain in all developments. It is agreed with HDH Planning and Development Ltd that the most suitable cost assumptions to use are those featured within the 'Biodiversity net gain and local nature recovery strategies – Impact Assessment' summarised in Table 15 below. The costs therefore are calculated as an addition to the BCIS costs above as appropriate for each typology.

Table 15: Assumptive Cost of Biodiversity Net Gain				
On-site provision Off-site Provis				
Residential greenfield delivery costs	0.1%	2.4%		
as a proportion of build costs				
Residential brownfield delivery costs	<0.1%	0.5%		
as a proportion of build costs				
Industrial - % of land values	0.3%	3.0%		
Prime Commercial - % of land values	0.2%	2.3%		
Other Commercial - % of land values	0.2%	2.6%		

Source: Biodiversity net gain and local nature recovery strategies – Impact Assessment. 2019.

6.10. For this assessment it is assumed that all greenfield sites will be providing onsite provision, whilst all brownfield sites will provide off-site provision

#### S106 Contributions and CIL

6.11. The Council often seek contribution from developers to mitigate the impact of development. These contributions are then spent on improving a wide range of local infrastructure, and includes – but is not limited to – the services and facilities detailed in Table 16 below:

Table 16: Infrastructure funded by S106 & CIL contributions			
Theme	Infrastructure		
Housing	Affordable housing		
	Specialist Residential Accommodation		
	Self-build and custom build dwellings		
Green and Blue Infrastructure	Recreation and leisure facilities		
	Environmental mitigation		
Physical Infrastructure	Highways, access, and transport		
	Flood protection and water management		
	Utilities		
Community Infrastructure	Early years, childcare and education		
	Health and social wellbeing		
	Social and community facilities		
	Public realm and public art		
	Other community infrastructure		

Source: Chelmsford Infrastructure Delivery Plan, 2019.

6.12. Contributions are secured either through S106 agreements or through the adopted CIL charging schedule.

### Community Infrastructure Levy (CIL)

6.13. In 2014, Chelmsford City Council established a CIL Charging Schedule for different types of development. Each year since, this rate has increased using an index of inflation. Table 17 below details the current rates:

Table 17: CIL Charge – 2023 index				
Type of development Adopted CIL charge Indexed CIL charge				
Residential	£125 per sqm	£186.45		
Retail – convenience	£150 per sqm	£223.74		
Retail – all other retail	£87 per sqm	£129.77		
All other uses	£0 per sqm	£0.00		

Source: Chelmsford City Council, 2023.

6.14. In addition, the Council has set out a CIL Instalments Policy applicable to CIL liable phased developments. This policy, summarised in Table 18 below, has been applied to each phase of development on the strategic site typologies within the SHELAA.

Table 18: CIL Instalments Policy				
Amount of CIL	Number of	Payment periods and amounts		
liability	instalments			
Any amount less than £10,000	2	50% of the chargeable amount <sup>1</sup> within 90 days of the commencement <sup>2</sup> date, the remaining 50% of the		
111a11 £ 10,000		chargeable amount within 150 days of the		
		commencement date		
Amounts equal to	3	25% of the chargeable amount within 90 days of the		
or greater than		commencement date, 25% of the chargeable amount		
£10,000 and less		within 270 days of the commencement date, and the		
than £40,000		remaining 50% of the chargeable amount within 360		
		days of the commencement date		
Amounts equal to	5	20% of the chargeable amount within 90 days of the		
or greater than		commencement date with the balance payable in four		
£40,000 and less		equal instalments within 270 days, 360 days, 480 days		
than £100,000		and 570 days of the commencement date		
Amounts equal to	5	10% of the chargeable amount within 90 days of the		
or greater than		commencement date with the balance payable in four		
£100,000		equal instalments within 270 days, 450 days, 570		
		days, and 720 days of the commencement date		

<sup>1</sup> This is the amount as set out in the liability notice

Source: Chelmsford City Council, 2014

## Specialist Residential Accommodation

6.15. For residential typologies of over 100 dwellings, a commuted sum is calculated to be £457.40 per dwelling in lieu of on-site provision. This is as set out within the Specialist Residential Accommodation Planning Advice Note and is secured through S106.

# Open Space

6.16. The Local Plan sets out the quantum of Open Space required on new developments as per Table 19 below:

Table 19: Quantity standard for Open Space			
Type of Open Space Quantity standard (ha/1,000 population			
Accessible Open Space			
Allotments and community gardens	0.30		
Amenity green space	0.40		
Play space (children)	0.05		
Play space (youth)	0.05		
Strategic Open Space			
Parks and recreation grounds	1.65		
Natural and Semi-Natural open Space			
Natural and semi-natural green space	1.0		

<sup>2</sup> The commencement date is the commencement notice date as advised by the developer under CIL Regulations 67

- 6.17. Using the average occupancy rate of 2.4 persons per dwelling, the amount of open space per dwelling is calculated as per the below:
  - Number of households per 1,000 populations: 1,000/2.4 = **417dwellings**
  - Accessible Local Open Space per dwelling: 8,000sqm/417 = 19sqm/dwelling
  - Strategic Open Space: 16,500sqm/417 = 40sqm/dwelling
  - Natural / Semi-Natural Open Space: 10,000sqm/417 = **24sqm/dwelling**
- 6.18. Thresholds based upon the number of dwellings to be provided on site determine the type and amount of Open Space that is required, as detailed in Table 20:

Table 20: Thresholds for the provision of Open Space			
Size of Scheme	Provision		
Less than 10 dwellings	No provision expected on-site		
10-29 dwellings	Accessible Local Open Space required		
	on-site at 19sqm per dwelling		
30 or more dwellings	Accessible Local Open Space required		
	on-site at 19sqm per dwelling, plus		
	Strategic Open Space required on-site at		
	40sqm/dwelling, plus Natural/Semi-		
	Natural Open Space required on-site at		
	24sqm per dwelling		

- 6.19. Where sites are unable to accommodate the Open Space requirement onsite, a commuted sum to pay in lieu is required to cover the cost of off-site provision. This is set out within the Planning Obligations Supplementary Planning Document (POSPD) and the Open Space Planning Advice Note and is secured through S106. The rates required are as follows:
  - For sites of 10 dwellings or more where the Local Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,063/dwelling
  - For sites of 30 dwellings or more where the Strategic Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,052/dwelling
  - For sites of 30 dwellings or more where the Natural/Semi-Natural Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £811/dwelling
- 6.20. In accordance with the POSPD, maintenance contributions are required for all Open Space provided on-site when responsibility for the long-term maintenance resides with Chelmsford City Council or a Parish or Town Council. This is required for 25 years after completion.
- 6.21. The rates for Open Space maintenance are as follows:
  - Local Open Space = £164/dwellings
  - Strategic Open Space = £1,014/dwelling
  - Natural Open Space = £93/dwelling

#### Tree Planting

6.22. For all residential typologies, it is expected that three new trees be planted for every dwelling in accordance with Chelmsford's Climate and Ecological Emergency Action Plan. This is secured through S106. More information is provided in the Tree Planting Planning Advice Note.

### Recreational disturbance Avoidance Mitigation Strategy (RAMS)

6.23. For all residential typologies, a contribution for RAMS is required at an indexed rate of £156.76 per dwelling (2023/24). This is as set out within the Essex Coat Recreational disturbance Avoidance & Mitigation Strategy (RAMS) – Habitats Regulations Assessment Strategy Document 2018-2038 and secured through S106.

#### Chelmsford City Council Monitoring Costs

6.24. A resource cost is involved in the monitoring of infrastructure coming forward and progressing through to delivery. Monitoring costs have been calculated to be as follows:

Strategic sites: £840/obligationOther sites: £350/obligation

• Affordable housing: £100/affordable dwelling

#### **Essex County Council Planning Obligations**

- 6.25. Also secured within S106 are contributions towards infrastructure including education, employment and skills, highways, sustainable travel, libraries and flood and water management. All of which are delivered by the County Council.
- 6.26. Accounting for all required contributions, we have estimated the total S106 costs to be as detailed in Table 21 below. Note, these are estimates and are separate from the CIL contributions detailed above.

Table 21: S106 contribution per unit			
No	Typology	S106 per unit (£/unit)	
1-5	Greenfield sites	£16,500	
6-8	Brownfield sites	£14,000	
10-15	Flatted schemes	£8,500	
9, 16-22	Sites of 20 dwellings and less	£2,000	
23	Strategic Greenfield – 3,000	£50,000	
24	Strategic Greenfield – 2,000	£40,000	
25	Strategic Greenfield – 1,500	£40,000	
26	Large Greenfield – 1,000	£40,000	
27	Large Greenfield - 500	£25,000	
28	Strategic Brownfield – 500	£25,000	

#### **Other Development Costs**

6.27. All other development costs have been calculated/determine by HDH Planning and Development Ltd. Table 22 below provides a summary of the assumptions to be used for these, with justification of their values to be provided by HDH Planning and Development Ltd within their emerging Local Plan Viability Review.

Table 22: Other Appraisal Assumptions			
Site Costs	5% on smaller sites		
	15% on larger sites		
Abnormals	On Brownfield sites only – 5% of BCIS costs		
Professional Fees	8% of build costs		
Contingencies	5% on Brownfield sites and Strategic sites		
	2.5% on all other typologies		
VAT	Assumed not to arise or that it is recovered in full		
Interest Rate	7.5% per annum		
Developers return	17.5% on residential development		
	15% on non-residential		
Voids	Three-month void period		
Acquisition costs	1% agents		
	0.5% legal fees		
Disposal costs	3.5%		

## 7. Viability Appraisals

- 7.1. The viability appraisals alone do not determine whether it is feasible to develop a site. It is acknowledged that high-level assumptions have been made in order to gain an overall indication of viability likeliness. There are a range of factors unique to each site that may impact upon deliverability. However, in having developed and utilised typologies for the SHELAA, these appraisals offer a strong indication as to whether a site, compliant with Local Plan policies, is likely to be viable for development or not.
- 7.2. The Residual Value has been calculated for each residential and non-residential typology. Where appropriate, residential typologies have been tested twice once assuming the site lies within South Woodham Ferrers, and once assuming the site lies somewhere else within the Chelmsford administrative area; and non-residential typologies have been tested twice once assuming the site is greenfield, and once assuming the site is brownfield.
- 7.3. A traffic light system has been applied to visually distinguish the outcomes of the appraisals.
  - Green indicated that the Residual Value per hectare exceeds the Benchmark Land Value per hectare and therefore suggests that the typology is likely viable for development.
  - Amber indicates that the Residual Value per hectare falls below the Benchmark Land Value but above the Existing Use Value per hectare and therefore suggests that viability of the typology is marginal.
  - Red indicates that the Residual Value per hectare falls below the Existing
    Use Value per hectare and therefore that the typology is likely unviable for
    development.
- 7.4. Table 23 below details a summary of the appraisals for each residential typology (excluding Older Person's housing) located at strategic sites, Chelmsford and elsewhere. Details of the full Appraisals can be seen in Appendix 5.

Table	Table 23: Residual Values for residential typologies – Chelmsford and Elsewhere				
No.	Typology	EUV	BLV	Residual Value	
		£/ha	£/ha	£/ha	
1	Large GF 300 Urban Edge	25,000	525,000	1,357,111	
2	Large GF 100 Urban Edge	25,000	525,000	1,291,977	
3	Medium GF - 40 urban edge	25,000	525,000	1,875,637	
4	Medium GF - 20 urban edge	25,000	525,000	1,590,281	
5	Medium GF - 12 urban edge	25,000	525,000	2,125,812	
6	Brownfield - 125 Urban Area	1,100,000	1,320,000	2,062,772	
7	Brownfield - 50 Urban Area	1,100,000	1,320,000	2,536,447	
8	Brownfield - 25 Urban Area	1,100,000	1,320,000	2,198,290	
9	Brownfield - 12 Urban Area	1,100,000	1,320,000	3,908,854	
10	Flatted BF 250	1,100,000	1,320,000	1,843,527	
11	Flatted BF 250 HD	1,100,000	1,320,000	251,035	
12	Flatted BF 155	1,100,000	1,320,000	2,687,867	
13	Flatted BF 155 HD	1,100,000	1,320,000	208,993	
14	Flats BF 75	1,100,000	1,320,000	2,397,877	
15	Flats BF 35	1,100,000	1,320,000	1,612,874	
16	Flats 12	1,100,000	1,320,000	1,933,209	
17	Small GF - 9	25,000	525,000	4,143,016	
18	Small GF - 4	25,000	525,000	4,308,707	
19	Green Plot	25,000	525,000	5,020,209	
20	Small Brown - 9	1,100,000	1,320,000	3,538,674	
21	Small Brown - 6	1,100,000	1,320,000	3,444,429	
22	Brown Plot	1,100,000	1,320,000	3,771,893	
23	Strategic Green 1	25,000	250,000	660,480	
24	Strategic Green 2	25,000	250,000	787,208	
25	Strategic Green 3	25,000	250,000	754,936	
26	Strategic Green 4	25,000	250,000	1,045,900	
27	Strategic Green 5	25,000	250,000	919,334	
28	Strategic Brown	1,100,000	1,320,000	3,841,269	

7.5. Table 23 below details a summary of the appraisals for each residential typology (excluding Older Person's housing) located at South Woodham Ferrers. Details of the full Appraisals can be seen in Appendix 6.

Table	Table 23: Residual Values for residential typologies – South Woodham Ferrers				
No.	Typology	EUV	BLV	Residual Value	
		£/ha	£/ha	£/ha	
1	Large GF 300 Urban Edge	25,000	525,000	966,529	
2	Large GF 100 Urban Edge	25,000	525,000	868,713	
3	Medium GF - 40 urban edge	25,000	525,000	1,055,794	
4	Medium GF - 20 urban edge	25,000	525,000	916,981	
5	Medium GF - 12 urban edge	25,000	525,000	1,286,259	
6	Brownfield - 125 Urban Area	1,100,000	1,320,000	1,322,900	
7	Brownfield - 50 Urban Area	1,100,000	1,320,000	1,633,029	
8	Brownfield - 25 Urban Area	1,100,000	1,320,000	1,471,715	
9	Brownfield - 12 Urban Area	1,100,000	1,320,000	2,658,755	
10	Flatted BF 250	1,100,000	1,320,000	291,030	

11	Flatted BF 250 HD	1,100,000	1,320,000	-3,641,974
12	Flatted BF 155	1,100,000	1,320,000	401,765
13	Flatted BF 155 HD	1,100,000	1,320,000	-3,774,426
14	Flats BF 75	1,100,000	1,320,000	364,001
15	Flats BF 35	1,100,000	1,320,000	399,062
16	Flats 12	1,100,000	1,320,000	728,681
17	Small GF -9	25,000	525,000	4,143,016
18	Small GF - 4	25,000	525,000	4,308,707
19	Green Plot	25,000	525,000	5,020,209
20	Small Brown - 9	1,100,000	1,320,000	2,669,713
21	Small Brown - 6	1,100,000	1,320,000	2,675,229
22	Brown Plot	1,100,000	1,320,000	2,685,767

7.6. Older person's housing has been tested for both greenfield and brownfield locations. Table 24 below details the results. Details of the full appraisals run can be seen in Appendix 7.

	Table 24: R	esidual Values - (	Older person's housin	g
Typology	Residual Land Worth (Site)	Existing Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
29 Sheltere	ed			
Greenfield	6,575,307	25,000	530,000	13,150,614
Brownfield	5,139,151	1,100,000	1,320,000	10,278,302
30 Extraca	re			
Greenfield	7,792,553	25,000	530,000	15,585,106
Brownfield	6,837,716	1,100,000	1,320,000	13,675,431

7.7. Table 25 below provided a summary of the appraisals for each non-residential typology in both a greenfield and a brownfield location. Details of the full appraisals run can be seen in Appendix 8.

	Table 25:	Residual Values -	- Non-residential uses	
Typology	Residual Land	Existing Use	Viability Threshold	Residual Value
	Worth (Site)	Value (£/ha)	(£/ha)	(£/ha)
31 Offices	(Central)			
Greenfield	1,901,208	25,000	530,000	26,616,915
Brownfield	1,458,108	1,100,000	1,100,000	5,103,377
32 Offices	(Business Park)			
Greenfield	909,882	25,000	530,000	3,412,056
Brownfield	459,639	1,100,000	1,100,000	574,549
33 Industri	al			
Greenfield	3,116,519	25,000	530,000	3,116,519
Brownfield	2,675,514	1,100,000	1,100,000	2,675,514
34 Logistic	s			
Greenfield	10,679,559	25,000	530,000	9,344,614
Brownfield	10,276,519	1,100,000	1,320,000	8,991,954
35 Retail (F	Prime)			
Greenfield	207,773	25,000	530,000	11,081,207
Brownfield	184,403	1,100,000	1,320,000	9,834,837

36 Retail (E	Isewhere)								
Greenfield	41,337	25,000	530,000	2,206,795					
Brownfield	18,008	1,100,000	1,320,000	960,426					
37 Supermarket									
Greenfield	7,832,353	25,000	530,000	5,874,265					
Brownfield	7,047,979	1,100,000	1,320,000	5,285,984					
38 Retail W	/arehouse								
Greenfield	7,040,456	25,000	530,000	8,800,570					
Brownfield	6,626,303	1,100,000	1,320,000	8,282,879					

## 8. Reflecting the Appraisal Outcomes within the SHELAA

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

# 9. Appendices

Appendix 1: Sale asking prices split by area

Appendix 2: Land Registry price paid & EPC on newbuilds sold in Chelmsford

Appendix 3: Land Registry price paid & EPC on existing dwellings sold in Chelmsford

Appendix 4: Employment unit asking prices

Appendix 5: Residential appraisals – Chelmsford & Elsewhere

Appendix 6: Residential appraisals – South Woodham Ferrers

Appendix 7: Residential appraisals – Older person's accommodation

Appendix 8: Non-residential appraisals

Appendix 1: Sale asking prices split by area

Properties for s	sale in Rura		uth: September						
	o. "	1x Bed	1x Bed	2x Bed	2x Bed	3x Bed	3x Bed	4x Bed	5x Bed +
0110.0	Studio	Flat	House	Flat	House	Flat	House	House	House
CM3 8				£234,995	£280,000		£1,800,000	£995,000	£2,750,00
Rettendon							£825,000	£625,000	£1,800,00
East Hanningfield							£750,000	£625,000	£925,00
Woodham Ferrers							£750,000		£650,00
							£565,000		
							£530,000		
							£530,000		
							£470,000		
							£465,000		
CM4 9 &									
CM4 0				£1,150,000	£575,000		£1,125,000	£3,700,000	£2,000,00
Stock					£550,000		£955,000	£1,950,000	£1,895,00
Margaretting					£550,000		£800,000	£1,585,000	£1,695,00
							£775,000	£1,350,000	£1,495,00
							£775,000	£999,995	£1,450,00
							£675,000	£899,995	
								£775,000	
								£710,000	
CM11 1					£1,500,000		£930,000	£1,900,000	£3,950,00
Ramsden									
Heath							£579,950	£1,600,000	£2,000,00
Downham							£425,000	£1,475,000	£1,700,00
								£1,275,000	£1,550,00
								£550,000	£950,00
								£550,000	£875,00
								£525,000	
SS11 7			£240,000	£344,995	£500,000		£800,000	£800,000	£1,395,00
Runwell				£325,000	£475,000		£650,000	£700,000	£874,99
Battlesbridge				£241,500	£400,000		£650,000	£650,000	£850,00
				£230,000	£400,000		£650,000	£649,995	£800,00
					£365,000		£650,000	£640,000	£750,00
					£350,000		£600,000	£625,000	£709,99
					£325,000		£600,000	£625,000	£700,00
							£550,000	£625,000	,
							£550,000	£600,000	
							£550,000	£600,000	
							£500,000	£587,995	
							£460,000	£585,000	
							£450,000	£579,995	
							£450,000	£575,000	
								£550,000	
								£550,000	
								£550,000	
								£550,000	
								£540,000	
								£504,995	
								£450,000	
								£425,000	
Totals	0	0	1	6	12	0	32	40	22
Total							<u> </u>		
properties	113	i	1	1	1	ı	1	1	1

Properties for s	sale in Rura	I Northern Ho	rseshoe: Sept	ember 2022					
		1x Bed	1x Bed	2x Bed	2x Bed	3x Bed	3x Bed	4x Bed	5x Bed +
	Studio	Flat	House	Flat	House	Flat	House	House	House
CM1 3		£220,000		£250,000	£425,000		£975,000	£1,350,000	£2,250,000
Writtle		£169,500		£250,000	£400,000		£795,000	£950,000	£1,795,000
West									
Chelmsford		£130,000		£250,000	£390,000		£625,000	£950,000	£1,350,000
				£240,000	£280,000		£625,000	£799,995	
				£225,000			£600,000	£725,000	
				£225,000			£550,000	£585,000	
				£220,000			£550,000	£575,000	
				£220,000			£523,000	£550,000	
				£220,000			£435,000	£425,000	
				£220,000			£400,000		
				£210,000			£380,000		
				£200,000					
CM1 4		£215,000		£275,000	£475,000		£1,250,000	£1,100,000	£2,800,000
Chignal		£190,000		£275,000	£450,000		£850,000	£725,000	£2,750,000
Mashbury		£180,000		£250,000	£450,000		£700,000	£625,000	£1,295,000

Б "	0470.000			0000 000	0700 000	0005.000	0550 000
Roxwell Good Easter	£170,000			£390,000 £280,000	£700,000 £600.000	£625,000 £600,000	£550,000
Newlands				£200,000	£600,000	2000,000	
Spring					£550,000	£600,000	
North Chelmsford					£525,000	£575,000	
					£500,000	£539,950	
					£500,000	£535,000	
					£495,000	£500,000	
					£465,000 £450,000		
					£450,000		
					£450,000		
					£440,000		
					£439,995		
					£435,000		
					£425,000		
					£420,000		
					£400,000		
0144.7		0005.000		0400.005	£375,000	0705 000	04.000.000
CM1 7 Broomfield		£265,000		£409,995 £400,000	£600,000 £550,000	£795,000	£4,000,000 £1,350,000
South East				£400,000	£550,000	£730,000	£1,350,000
Springfield				£325,000	£525,000	£700,000	£1,300,000
Opinignold				£325,000	£495,000	£700,000	£697,500
				2020,000	£465,000	£625,000	£687,500
					£465,000	£600,000	,222
					£425,000	£550,000	
					£425,000	£525,000	
					£425,000		
					£380,000		
CM3 1			£210,000	£300,000	£725,000	£1,050,000	£650,000
Great & Little Leighs			£180,000		£650,000	£650,000	
Great Waltham					£550,000	£625,000	
Pleshey					£525,000	£570,000	
Ford End					£425,000	£550,000	
					£425,000	£550,000	
					£425,000		
CM3 3		£190,000	£695,000	£825,000	£400,000 £700,000	£1,895,000	£2,500,000
Boreham		2190,000	£625,000	£460,000	£600,000	£1,895,000	£1,495,000
Little Waltham			£475,000	£450,000	£600,000	£1,600,000	£1,100,000
			£250,000	£450,000	£599,995	£1,075,000	£900,000
			ŕ	£399,999	£575,000	£995,000	£900,000
				£325,000	£575,000	£950,000	
				£290,000	£575,000	£950,000	
					£560,000	£895,000	
					£560,000	£750,000	
					0=0= 000		
					£535,000	£750,000	
					£500,000	£750,000 £700,000	
					£500,000 £500,000	£750,000 £700,000 £675,000	
					£500,000 £500,000 £495,000	£750,000 £700,000 £675,000 £660,000	
					£500,000 £500,000	£750,000 £700,000 £675,000	
					£500,000 £500,000 £495,000 £475,000	£750,000 £700,000 £675,000 £660,000 £625,000	
CM3 4	£275,000		£500,000	£660,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000	£750,000 £700,000 £675,000 £660,000 £625,000 £590,000 £425,000 £2,250,000	£3,250,000
Danbury	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000	£750,000 £700,000 £675,000 £660,000 £625,000 £590,000 £425,000 £2,250,000 £1,200,000	£2,000,000
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Danbury	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £625,000 £500,000	£750,000 £700,000 £675,000 £660,000 £625,000 £590,000 £425,000 £2,250,000 £1,200,000 £975,000 £900,000	£2,000,000 £1,250,000 £1,000,000
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Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£750,000 £700,000 £675,000 £660,000 £625,000 £2,250,000 £1,200,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000 £750,000 £755,000 £755,000 £755,000 £755,000 £755,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£750,000 £700,000 £675,000 £660,000 £625,000 £590,000 £2,250,000 £1,200,000 £900,000 £900,000 £900,000 £825,000 £775,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£750,000 £700,000 £675,000 £660,000 £625,000 £2,250,000 £1,200,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000 £750,000 £755,000 £755,000 £755,000 £755,000 £755,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£750,000 £700,000 £675,000 £660,000 £625,000 £290,000 £1,200,000 £900,000 £900,000 £900,000 £895,000 £750,000 £775,000 £775,000 £775,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000

								£500,000	
								£500,000	
								£475,000	
								£385,000	
CM6 3									£2,350,000
North End									
Totals	0	8	2	22	24	0	77	77	26
Total									
properties	236								
Median	#NUM!	£185,000	£227,500	£245,000	£404,998	#NUM!	£500,000	£700,000	£1,297,500

Properties for s	sale in Chelm	sford Centra	I & North: Ser	otember 2022					
	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM1 1		£995,000		£360,000	£525,000	£585,000	£450,000	£480,000	
Chelmsford		£265,000		£360,000	£440,000		£425,000		
Town Centre		£265,000		£350,000			£385,000		
		£260,000		£325,000			£365,000		
		£257,000		£325,000			£360,000		
		£250,000		£315,000					
		£250,000		£310,000					
		£250,000		£300,000					
		£245,000		£300,000					
		£240,000		£290,000					
		£240,000		£290,000					
		£240,000		£290,000					
		£240,000		£280,000					
		£230,000		£275,000					
		£220,000		£265,000					
		£210,000		£260,000					
		£210,000 £210,000		£250,000 £250,000					
		£210,000 £200,000		£250,000 £250,000					
		£200,000		£240,000					
		£200,000		£240,000 £240,000					
		£200,000 £190.000		£240,000 £230,000					
		£190,000		£225,000					
		£190,000		£225,000					
		2100,000		£215,000					
				£175,000					
				£175,000					
CM1 2		£230,000	£200,000	£295,000	£420,000		£700,000	£925,000	£1,350,000
Town Centre West		£210,000	£200,000	£295,000	£385,000		£595,000	£725,000	£1,200,000
Melbourne		2210,000	2200,000	£280,000	£375,000		£470,000	£700,000	£800,000
Chignal Estate				£280,000	£350,000		£425,000	£650,000	£735,000
Westlands				£260,000	2000,000		£425,000	£537,500	£650,000
Westianas				£250,000			£400,000	£485,000	£575,000
				£245,000			£385,000	2400,000	£550,000
				£180,000			£385,000		
				2100,000			£375,000		
							£360,000		
							£350,000		
							£310,000		
							£300,000		
CM1 6		£230,000		£419,950	£425,000		£599,950	£1,200,000	£850,000
Springfield		£200,000		£374,950	£394,995		£575,000	£869,950	£595,000
Beaulieu Park		£150,000		£369,950	£375,000		£565,000	£800,000	
				£369,950			£475,000	£675,000	
				£289,950			£450,000	£675,000	
				£289,950			£425,000	£575,000	
				£215,000			£425,000	£450,000	
				£210,000			£416,500	£440,000	
				£200,000			£400,000		
				£195,000			£390,000		
				£190,000			£380,000		
				£160,000			£375,000		
0110 5 0 0115				£150,000			£350,000		
CM2 5 & CM2 6	£130,000	£270,000	£315,000	£300,000	£430,000	£270,000	£610,000	£1,250,000	£1,800,000
Colchester Road		£250,000	£185,000	£295,000	£375,000		£450,000	£650,000	£1,250,000
Chelmer Village		£240,000		£290,000	£370,000		£450,000	£600,000	£1,200,000
Chancellor Park		£210,000		£275,000	£340,000		£450,000	£550,000	£850,000
Springfield Park Road		£210,000		£270,000			£425,000	£550,000	£600,000

		£200,000		£260,000			£415,000	£460,000	£550,000
		£200,000		£260,000			£400,000		
		£190,000		£259,950			£400,000		
		£190,000		£240,000			£400,000		
				£225,000			£385,000		
				£220,000			£375,000		
				£220,000			£375,000		
				£200,000			£375,000		
Totals	1	38	4	61	13	2	44	21	15
Total									
properties	199								
Median	£130,000	£225,000	£200,000	£260,000	£385,000	£427,500	£400,000	£650,000	£800,000

Properties for s	sale in Chelm	sford South	& East: Septe	mber 2022					
•	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM2 0		£250,000		£395,000	£550,000		£575,000	£1,000,000	£1,500,000
Chelmsford		£210,000		£350,000	£470,000		£575,000	£875,000	£1,450,000
Old Moulsham		£200,000		£325,000	£400,000		£550,000	£795,000	£750,000
London									
Road		£185,000		£325,000	£350,000		£550,000	£550,000	£750,000
New Writtle		C400 000		C225 000	C250 000		C405 000		
Street		£180,000 £175,000		£325,000 £325,000	£350,000		£485,000 £450,000		
		£175,000 £165,000		£320,000			£425,000		
		2105,000		£300,000			£390,000		
				£290,000			2000,000		
				£290,000					
				£290,000					
				£275,000					
				£270,000					
				£250,000					
				£250,000					
				£240,000					
				£230,000					
				£225,000					
				£220,000					
				£215,000					
				£210,000 £200,000					
CM2 7	£125,000	£220,000		£359,995	£325,000		£1,250,000	£1,400,000	£2,000,000
Great	2123,000	2220,000		2339,993	2323,000		21,230,000	21,400,000	22,000,000
Baddow East		£190,000		£359,995			£595,000	£1,100,000	£1,650,000
Sandon		£180,000		£330,000			£575,000	£825,000	£1,500,000
Howe Green		£170,000		£180,000			£550,000	£515,000	£1,200,000
		£160,000					£550,000	£500,000	£950,000
		£150,000					£475,000	£500,000	£895,000
							£425,000		
							£425,000		
							£400,000		
							£300,000		
0110.0		0.170.000			0550000		£270,000	0005.000	04 000 000
CM2 8		£170,000		£275,000	£550,000		£1,095,000	£925,000	£1,600,000
Galleywood West				£210,000	£399,000		£925,000	£800,000	£1,075,000
Hanningfield				£200,000	£350,000		£675,000	£695,000	£550,000
Tile Kiln				£200,000	2000,000		£650,000	£680,000	£500,000
				£200,000			£650,000	£650,000	£475,000
				£200,000			£650,000	£650,000	-,
							£650,000	£650,000	
							£550,000	£625,000	
							£525,000	£580,000	
							£525,000	£575,000	
							£500,000	£575,000	
							£499,995	£525,000	
							£450,000	£525,000	
							£450,000	£525,000	
							£450,000	£500,000	
							£400,000 £375,000	£500,000 £500,000	
							£375,000 £350,000	£499,995	
							£350,000	£475,000	
							£350,000	£425,000	
CM2 9		£250,000		£315,000	£525,000		£800,000	£825,000	£1,450,000
Great				22.0,000	2220,000		2230,000	2220,000	2., .20,000
Baddow									
West		£220,000		£225,000	£450,000		£545,000	£750,000	£725,000
Moulsham									
Lodge		£200,000		£220,000	£375,000		£525,000	£700,000	£640,000

Beehive									
Lane		£200,000			£365,000		£525,000	£700,000	£625,000
Wood Street		£180,000			£325,000		£500,000	£699,995	£600,000
		£150,000			£300,000		£500,000	£625,000	£600,000
							£499,995	£600,000	
							£475,000	£575,000	
							£450,000	£550,000	
							£450,000	£550,000	
							£450,000	£550,000	
							£440,000		
							£430,000		
							£425,000		
							£425,000		
							£350,000		
Totals	1	20	0	35	15	0	55	41	21
Total									
properties	188								
Median	£125,000	£182,500	#NUM!	£270,000	£375,000	#NUM!	£499,995	£600,000	£895,000

	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM3 5 &	Studio	rial	поиѕе	rial	поиѕе	rial	поиѕе	поизе	поиѕе
CM3 5 & CM3 7		£169,995	£250,000	£230,000	£479,995	£230,000	£700,000	£800,000	£900,000
South Woodham									
Ferrers				£220,000	£310,000		£375,000	£725,000	£825,000
				£200,000	£299,995		£375,000	£675,000	£785,000
				£200,000	£290,000		£370,000	£650,000	£625,000
					£275,000		£320,000	£650,000	
					£230,000			£625,000	
								£625,000	
								£575,000	
								£550,000	
								£550,000	
								£525,000	
								£500,000	
								£489,995	
								£489,995	
								£485,000	
								£475,000	
								£475,000	
								£475,000	
								£455,000	
								£450,000	
								£350,000	
Totals	0	1	1	4	6	1	5	21	4
Total properties	43								
Median	N/A	£169,995	£250,000	£210,000	£294,998	£230,000	£375,000	£525,000	£805,000

Appendix 2: Land Registry price paid & EPC on newbuilds sold in Chelmsford

Data collected on sales of new-build dwellings in Chelmsford sold between 01/01/2021 – 01/07/2022.

Price Paid	Date	Property Type	SAON	PAON		Street	Locality	Town	Postcode	sqm	£/sqm
£216,000	05/01/2021	S			24	WENTWORTH ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3GP	77	£2,805
£210,000	14/01/2021	F	FLAT 17	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD	2.1122 10712117111	CHELMSFORD	CM2 6ZP	30	£7,000
£286,000	15/01/2021	F	121127	1100000, 11	40	WALTHAM GLEN		CHELMSFORD	CM2 9EL	72	£3,972
£339,896	15/01/2021	F	13	HILL COURT	.0	VICTORIA ROAD		CHELMSFORD	CM1 1SP	78	£4,358
£342,995	15/01/2021	F	20	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	73	£4,699
£339,995	15/01/2021	F	11	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,722
£261,995	15/01/2021	F	14	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	53	£4,943
£261,995	15/01/2021	F	12	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£5,038
£205,000	15/01/2021	F	FLAT 2	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	31	£6,613
£344,995	18/01/2021	F	18	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	78	£4,423
£260,995	18/01/2021	F	23	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	53	£4,924
£280,000	19/01/2021	F			35	WALTHAM GLEN		CHELMSFORD	CM2 9EL	71	£3,944
£285,000	19/01/2021	F	FLAT 17	HODGSON HOUSE, 50		RAINSFORD ROAD		CHELMSFORD	CM1 2XB	50	£5,700
£460,000	20/01/2021	S			39	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	96	£4,792
£540,000	21/01/2021	D			21	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3GD	138	£3,913
£339,995	21/01/2021	F	31	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	75	£4,533
£275,280	21/01/2021	F	FLAT 9	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	41	£6,714
£415,000	22/01/2021	D			8	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	87	£4,770
£416,995	22/01/2021	D			1	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	87	£4,793
£445,000	22/01/2021	D			41	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	96	£4,635
£346,995	22/01/2021	F	21	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	74	£4,689
£255,000	22/01/2021	F	22	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	54	£4,722
£338,995	22/01/2021	F	24	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	69	£4,913
£342,995	22/01/2021	F	39	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	66	£5,197
£480,000	25/01/2021	D			43	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	110	£4,364
£284,000	25/01/2021	F			27	WALTHAM GLEN		CHELMSFORD	CM2 9EL	71	£4,000
£344,995	25/01/2021	F	37	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,792
£465,000	26/01/2021	S			37	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	101	£4,604
£465,000	27/01/2021	S			14	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	110	£4,227
£339,995	27/01/2021	F	33	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,722
£210,000	27/01/2021	F	FLAT 2	PAVILION HOUSE, 45		NEW WRITTLE STREET		CHELMSFORD	CM2 0SB	37	£5,676
£338,995	28/01/2021	F	28	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,708
£342,000	28/01/2021	F	16	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,750
£547,000	29/01/2021	D			136	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	119	£4,597
£512,000	29/01/2021	D			135	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	105	£4,876
£625,000	29/01/2021	D			2	HEDGECOCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	143	£4,371
£430,000	29/01/2021	S			18	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	96	£4,479
£435,000	29/01/2021	D			9	FOXGLOVE AVENUE		CHELMSFORD	CM1 4FX	100	£4,350
£342,995	29/01/2021	F	41	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	75	£4,573
£341,995	29/01/2021	F	32	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,750
£341,995	29/01/2021	F	35	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	71	£4,817
£580,000	05/02/2021	D			134	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	131	£4,427
£405,000	05/02/2021	D			47	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	86	£4,709
£465,000	05/02/2021	D			57	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	96	£4,844

Price Paid	Date	Property Type	SAON	PAON		Street	Locality	Town	Postcode	sqm	£/sqm
£290,000	05/02/2021	F	<u> </u>		42	WALTHAM GLEN	_oamty	CHELMSFORD	CM2 9EL	72	£4,028
£435,000	05/02/2021	D			4	ELDER CLOSE		CHELMSFORD	CM1 4FU	100	£4,350
£330,000	05/02/2021	F	FLAT 14		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	69	£4,783
£344,995	05/02/2021	F	38	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,792
£480,000	10/02/2021	D	30		51	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	110	£4,364
£399,000	12/02/2021	D			36	MOORTOWN PLACE	LITTLE WALTHAM	CHELMSFORD	CM3 3FZ	86	£4,640
£400,000	12/02/2021	D			49	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	86	£4,651
£331,000	19/02/2021	F	30	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	71	£4,662
£330,000	19/02/2021	F	FLAT 10		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	69	£4,783
£235,000	22/02/2021	F	FLAT 44	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	33	£7,121
£225,000	22/02/2021	F	FLAT 48	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	30	£7,500
£340,995	25/02/2021	F	40	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	71	£4,803
£530,000	26/02/2021	D		11122 00 0111	19	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,492
£580,000	26/02/2021	D			40	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	128	£4,531
£450,000	26/02/2021	S			16	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	96	£4,688
£405,000	26/02/2021	D			14	WENTWORTH ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3GP	86	£4,709
£690,000	26/02/2021	D			22	FOXGLOVE AVENUE		CHELMSFORD	CM1 4FW	204	£3,382
£569,500	26/02/2021				228	WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,651
£570,000	26/02/2021	Т			232	WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,654
£590,000	26/02/2021	T			224	WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,782
£230,000	26/02/2021	F			29	WALTHAM GLEN		CHELMSFORD	CM2 9EL	59	£3,898
£321,155	26/02/2021	F	26	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,460
£260,495	26/02/2021	F	19	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	53	£4,915
£439,995	01/03/2021	S			13	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	92	£4,783
£560,000	02/03/2021	D			61	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	128	£4,375
£436,995	04/03/2021	D			9	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	92	£4,750
£380,000	05/03/2021	F	FLAT 11		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	84	£4,524
£455,000	12/03/2021	D			1	WILLIS MEAD ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1FL	93	£4,892
£470,000	15/03/2021	D			3	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	101	£4,653
£545,000	19/03/2021	D			2	WILLIS MEAD ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1FL	118	£4,619
£525,995	24/03/2021	D			21	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,458
£451,995	25/03/2021	D			36	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	93	£4,860
£430,000	26/03/2021	D			94	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	90	£4,778
£399,995	26/03/2021	D			4	RYE FIELD CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FQ	87	£4,598
£430,000	26/03/2021	D			2	FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	91	£4,725
£453,995	26/03/2021	D			1	FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	93	£4,882
£159,750	26/03/2021	Т			35	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GJ	77	£2,075
£460,000	26/03/2021	F	FLAT 1		236	WHARF ROAD		CHELMSFORD	CM2 6LP	136	£3,382
£530,000	29/03/2021	D			38	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,492
£258,995	30/03/2021	F	17	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,981
£750,000	31/03/2021	D			16	WENTWORTH ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3GP	190	£3,947
£440,000	31/03/2021	D			7	FOXGLOVE AVENUE		CHELMSFORD	CM1 4FX	100	£4,400
£325,000	01/04/2021	F	FLAT 7		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	70	£4,643
£750,000	09/04/2021	D			59	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	190	£3,947
£330,000	09/04/2021	F	FLAT 8		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	68	£4,853
£325,000	15/04/2021	F	FLAT 5		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	69	£4,710
£625,000	19/04/2021	D			55	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	147	£4,252
£295,000	21/04/2021	F	FLAT 8	346A		BADDOW ROAD		CHELMSFORD	CM2 9RA	89	£3,315

Price Paid	Date	Property Type	SAON	PAON		Street	Locality	Town	Postcode	sqm	£/sqm
£585,000	23/04/2021	D			106	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	131	£4,466
£900,000	23/04/2021	D			9	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3GD	244	£3,689
£330,000	28/04/2021	F	FLAT 9		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	67	£4,925
£340,000	28/04/2021	F	FLAT 13		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	67	£5,075
£525,000	29/04/2021	D			17	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,449
£250,000	29/04/2021	F	1	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,808
£775,000	30/04/2021	D			4	TAYLOR VIEW	SPRINGFIELD	CHELMSFORD	CM1 6DG	185	£4,189
£315,000	30/04/2021	F	FLAT 2		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	70	£4,500
£595,000	30/04/2021	D			1	CLOVER DRIVE		CHELMSFORD	CM1 4FT	59	£10,085
£240,000	04/05/2021	F	FLAT 39	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	41	£5,854
£625,000	17/05/2021	D		,	31	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GJ	147	£4,252
£422,500	19/05/2021	D			34	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	91	£4,643
£350,000	21/05/2021	F	FLAT 4		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	67	£5,224
£670,000	28/05/2021	D			3	FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	160	£4,188
£331,995	28/05/2021	F	29	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	66	£5,030
£750,000	10/06/2021	D			29	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GJ	190	£3,947
£495,000	10/06/2021	D			67	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	110	£4,500
£185,000	11/06/2021	F	FLAT 47	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	30	£6,167
£465,000	17/06/2021	D			63	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	96	£4,844
£580,000	18/06/2021	D			46	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	138	£4,203
£265,995	18/06/2021	F			89	REGINA ROAD		CHELMSFORD	CM1 1JF	63	£4,222
£342,995	21/06/2021	F			97	REGINA ROAD		CHELMSFORD	CM1 1JF	74	£4,635
£331,995	24/06/2021	F			83	REGINA ROAD		CHELMSFORD	CM1 1JF	74	£4,486
£334,995	24/06/2021	F			85	REGINA ROAD		CHELMSFORD	CM1 1JF	71	£4,718
£590,000	25/06/2021	D			128	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	130	£4,538
£659,995	25/06/2021	D			9	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	170	£3,882
£343,995	25/06/2021	F			106	REGINA ROAD		CHELMSFORD	CM1 1JF	73	£4,712
£349,995	25/06/2021	F			104	REGINA ROAD		CHELMSFORD	CM1 1JF	74	£4,730
£343,995	25/06/2021	F			111	REGINA ROAD		CHELMSFORD	CM1 1JF	72	£4,778
£679,995	29/06/2021	D			10	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	160	£4,250
£580,000	29/06/2021	D			50	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	138	£4,203
£475,000	29/06/2021	D			1	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	101	£4,703
£322,500	29/06/2021	F	FLAT 12		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	68	£4,743
£649,995	30/06/2021	D			7	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	170	£3,824
£670,000	30/06/2021	D			3	CLOVER DRIVE		CHELMSFORD	CM1 4FT	173	£3,873
£580,000	30/06/2021	D			52	FOXGLOVE AVENUE		CHELMSFORD	CM1 4FW	148	£3,919
£460,000	30/06/2021	D			32	HORNBEAM GARDENS		CHELMSFORD	CM1 4GH	108	£4,259
£340,995	23/07/2021	F			105	REGINA ROAD		CHELMSFORD	CM1 1JF	72	£4,736
£225,000	30/07/2021	F	FLAT 45	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	30	£7,500
£250,000	02/08/2021	D			3	TANGLEWOOD PLACE		CHELMSFORD	CM3 4FP	178	£1,404
£337,995	02/08/2021	F			98	REGINA ROAD		CHELMSFORD	CM1 1JF	72	£4,694
£260,000	19/08/2021	F			87	REGINA ROAD		CHELMSFORD	CM1 1JF	52	£5,000
£265,995	20/08/2021	F			101	REGINA ROAD		CHELMSFORD	CM1 1JF	52	£5,115
£654,995	31/08/2021	D			6	FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	170	£3,853
£529,995	09/09/2021	D			43	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	114	£4,649
£265,995	09/09/2021	F			102	REGINA ROAD		CHELMSFORD	CM1 1JF	51	£5,216
£659,995	17/09/2021	D			47	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	170	£3,882
£679,995	17/09/2021	D			11	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	160	£4,250

Price Paid	Date	Property Type	SAON	PAON		Street	Locality	Town	Postcode	sqm	£/sqm
£490,000	23/09/2021	D			1	GRANTHAM DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6DY	110	£4,455
£261,995	24/09/2021	F			88	REGINA ROAD		CHELMSFORD	CM1 1JF	51	£5,137
£315,000	06/10/2021	F			23	WALTHAM GLEN		CHELMSFORD	CM2 9EL	83	£3,795
£525,500	14/10/2021	S			33	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	146	£3,599
£335,995	15/10/2021	F			84	REGINA ROAD		CHELMSFORD	CM1 1JF	71	£4,732
£295,000	27/10/2021	F	FLAT 3		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	68	£4,338
£516,995	29/10/2021	D			40	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	114	£4,535
£232,000	29/11/2021	F		4 HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,462
£669,995	30/11/2021	D			4	FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	160	£4,187
£679,995	03/12/2021	D			14	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	160	£4,250
£669,995	17/12/2021	D			12	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	170	£3,941
£699,950	17/12/2021	D			2	STAINES DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6FR	181	£3,867
£230,000	27/01/2022	F			93	REGINA ROAD		CHELMSFORD	CM1 1JF	50	£4,600
£679,995	31/01/2022	D			44	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	116	£5,862
£250,000	31/01/2022	F			86	REGINA ROAD		CHELMSFORD	CM1 1JF	50	£5,000
£240,000	01/02/2022	F		3 HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,615
£342,995	25/04/2022	F			8	REGINA ROAD		CHELMSFORD	CM1 1QY	78	£4,397
£258,995	25/04/2022	F			5	REGINA ROAD		CHELMSFORD	CM1 1QY	52	£4,981
£264,995	28/04/2022	F			19	REGINA ROAD		CHELMSFORD	CM1 1QY	52	£5,096
£344,995	29/04/2022	F			30	REGINA ROAD		CHELMSFORD	CM1 1QY	71	£4,859
£575,995	03/05/2022	D			45	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	136	£4,235

Appendix 3: Land Registry price paid & EPC on existing dwellings sold in Chelmsford

Data collected on sales of existing dwellings in Chelmsford sold between 01/01/2021 – 01/07/2022.

Price Paid	Date	Property Type	SAON	PAON		Street	Locality	Town	Postcode	sqm	£/sqm
£845,000	04/01/2021	D			15	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	136	£6,213
£350,000	04/01/2021	Т			73	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	70	£5,000
£450,000	04/01/2021	Т			26	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG	115	£3,913
£545,000	05/01/2021	S			37	SIXTH AVENUE		CHELMSFORD	CM1 4ED	83	£6,566
£500,000	05/01/2021	D			43	HONEY CLOSE		CHELMSFORD	CM2 9SP	98	£5,102
£342,500	05/01/2021	T			18	NAVIGATION ROAD		CHELMSFORD	CM2 6HE	69	£4,964
£1,050,000	05/01/2021	D		6A		THE RYEFIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TR	221	£4,751
£867,000	05/01/2021	D		HEATHERBY		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TB	187	£4,636
£403,000	05/01/2021	D			8	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	87	£4,632
£517,500	05/01/2021	D			5	LANDISDALE	DANBURY	CHELMSFORD	CM3 4QR	124	£4,173
£675,000	05/01/2021	D			95	LADY LANE		CHELMSFORD	CM2 0TJ	168	£4,018
£350,000	05/01/2021	S			45	PEEL ROAD		CHELMSFORD	CM2 6AJ	91	£3,846
£378,000	05/01/2021	D			29	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG	110	£3,436
£305,000	05/01/2021	S			31	AVON ROAD		CHELMSFORD	CM1 2JX	91	£3,352
£315,000	05/01/2021	S			63	CHEVIOT DRIVE		CHELMSFORD	CM1 2EX	97	£3,247
£360,000	05/01/2021	T			19	WEIGHT ROAD		CHELMSFORD	CM2 6LE	111	£3,243
£270,000	05/01/2021	S			13	BERWICK AVENUE		CHELMSFORD	CM1 4AN	90	£3,000
£525,000	06/01/2021	D			45	LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT	73	£7,192
£420,000	06/01/2021	T			13	DONALD WAY		CHELMSFORD	CM2 9JB	74	£5,676
£369,995	06/01/2021	T			17	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£4,744
£450,000	06/01/2021				129	KEENE WAY		CHELMSFORD	CM2 8NS	109	£4,128
£302,500	06/01/2021	S			319	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	81	£3,735
£375,000	06/01/2021				28	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	108	£3,472
£470,000		S			50	FIRST AVENUE		CHELMSFORD	CM1 1RU	77	£6,104
£340,000	07/01/2021				17	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	65	£5,231
£490,000	07/01/2021				22	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	99	£4,949
£362,500	07/01/2021	Т			14	ST JOHNS ROAD		CHELMSFORD	CM2 9PE	77	£4,708
£800,000	07/01/2021	D		THE SHRUBBERY		THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4NX	171	£4,678
£350,000	07/01/2021				3	LYNDHURST DRIVE	BICKNACRE	CHELMSFORD	CM3 4XL	76	£4,605
£735,000	07/01/2021	D			18	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	168	£4,375
£284,000	07/01/2021				4	OLD FORGE ROAD	BOREHAM	CHELMSFORD	CM3 3DU	67	£4,239
£678,000	07/01/2021	D			30	LADY LANE		CHELMSFORD	CM2 0TQ	162	£4,185
£430,000	07/01/2021				26	ASHTON PLACE		CHELMSFORD	CM2 6ST	103	£4,175
£489,995	07/01/2021	D			6	LORIEN GARDENS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AQ	129	£3,798
£280,000	07/01/2021				11	WELLAND AVENUE		CHELMSFORD	CM1 2JN	74	£3,784
£430,000	08/01/2021	D		MEWS COTTAGE, 58		NEW WRITTLE STREET		CHELMSFORD	CM2 0SB	N/A	#VALUE!
£550,000	08/01/2021				24	LADY LANE		CHELMSFORD	CM2 0TG	93	£5,914
£348,000	08/01/2021	D			23	RUBENS GATE	2025	CHELMSFORD	CM1 6GW	66	£5,273
£388,000	08/01/2021				92	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3DZ	74	£5,243
£380,000	08/01/2021	D			13	WESTMARCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AB	78	£4,872
£460,000	08/01/2021				85	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HZ	100	£4,600
£175,000	08/01/2021	F			106	PARKINSON DRIVE	CDFAT DAD = 2····	CHELMSFORD	CM1 3GS	39	£4,487
£291,000	08/01/2021	Т			38	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	66	£4,409

£262,000	08/01/2021	Т	54	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	61	£4,295
£580,000	08/01/2021	D	32	HOWARD DRIVE		CHELMSFORD	CM2 6PE	136	£4,265
£360,000	08/01/2021	S	142	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	85	£4,235
£320,000	08/01/2021	Т	34	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	79	£4,051
£500,000	08/01/2021	D	6	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT	125	£4,000
£422,500	08/01/2021	S	26	SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL	111	£3,806
£340,000	08/01/2021	S	104	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	93	£3,656
£142,500	08/01/2021	F	48	PEARCE MANOR		CHELMSFORD	CM2 9XH	40	£3,563
£262,000	08/01/2021	Т	36	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH	75	£3,493
£320,000	08/01/2021	S	10	ST MARGARETS ROAD		CHELMSFORD	CM2 6DR	92	£3,478
£310,000	08/01/2021	Т	81	SHELLEY ROAD		CHELMSFORD	CM2 6ES	93	£3,333
£512,000	08/01/2021	S	12	FORREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	157	£3,261
£590,000	08/01/2021	S	69	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ	185	£3,189
£340,000	11/01/2021	Т	118	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	55	£6,182
£475,000	11/01/2021	D	14	NIBLICK GREEN		CHELMSFORD	CM3 3FS	101	£4,703
£288,000	11/01/2021	Т	29	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EG	64	£4,500
£377,000	11/01/2021	S	13	BADDOW HALL AVENUE		CHELMSFORD	CM2 7BN	89	£4,236
£255,000	11/01/2021	Т	50	ORANGE TREE CLOSE		CHELMSFORD	CM2 9NE	65	£3,923
£405,000	11/01/2021	Т	30	DOWNSWAY		CHELMSFORD	CM1 6TU	112	£3,616
£505,000	11/01/2021	D	38	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	142	£3,556
£365,000	11/01/2021	Т	10	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	112	£3,259
£360,000	11/01/2021	S	16	TYTHE BARN WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PX	116	£3,103
£184,000	12/01/2021	F	98	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	41	£4,488
£350,000	12/01/2021	Т	93	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	81	£4,321
£260,000	12/01/2021	F	39	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	63	£4,127
£570,000	12/01/2021	D	16	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL	145	£3,931
£507,000	12/01/2021	D	1	HOPWOOD VIEW		CHELMSFORD	CM2 9FL	129	£3,930
£188,000	12/01/2021	F	30	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	50	£3,760
£720,000	12/01/2021	D TRESCO		WOODHILL ROAD	DANBURY	CHELMSFORD	CM3 4DY	192	£3,750
£335,000	13/01/2021	S	19	FRASER CLOSE		CHELMSFORD	CM2 0TD	45	£7,444
£840,000	13/01/2021	D	47	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SQ	165	£5,091
£770,000	13/01/2021	S	173	WOOD STREET		CHELMSFORD	CM2 8BJ	167	£4,611
£491,750	13/01/2021	Т	2	MANOR ROAD		CHELMSFORD	CM2 0ER	121	£4,064
£437,000	13/01/2021	D	17	PERTWEE DRIVE		CHELMSFORD	CM2 8DY	108	£4,046
£670,000	13/01/2021	D	427	BADDOW ROAD		CHELMSFORD	CM2 7QL	169	£3,964
£289,000	13/01/2021	Т	144	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GF	84	£3,440
£333,000	14/01/2021	D	21	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	67	£4,970
£325,000	14/01/2021	S	111	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DT	78	£4,167
£560,000	14/01/2021	D	1	PINES ROAD		CHELMSFORD	CM1 2EY	143	£3,916
£360,000	15/01/2021	D THE WOOD		ELM GREEN LANE	DANBURY	CHELMSFORD	CM3 4DW	65	£5,538
£292,500	15/01/2021	S	15	DUFFIELD ROAD		CHELMSFORD	CM2 9RY	59	£4,958
£520,000	15/01/2021	D	31	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	107	£4,860
£317,500	15/01/2021	Т	131	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JW	74	£4,291
£467,000	15/01/2021	D	50	HONEY CLOSE		CHELMSFORD	CM2 9SP	109	£4,284
£218,000		F	72	HARBERD TYE		CHELMSFORD	CM2 9GJ	51	£4,275
£520,000	15/01/2021	S	17	THIRD AVENUE		CHELMSFORD	CM1 4EX	122	£4,262
£430,000		S	191	LINNET DRIVE		CHELMSFORD	CM2 8AH	104	£4,135
£502,500	15/01/2021		72	DORSET AVENUE		CHELMSFORD	CM2 9UB	129	£3,895
£350,000	15/01/2021		175	BADDOW ROAD		CHELMSFORD	CM2 7PZ	90	£3,889

£270,000	15/01/2021			1	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	70	£3,857
£152,000	15/01/2021	F		19	CROCUS WAY		CHELMSFORD	CM1 6XP	41	£3,707
£240,000	15/01/2021	Т		39	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	65	£3,692
£765,000	15/01/2021	Т		5	WINDLEY TYE		CHELMSFORD	CM1 2GR	210	£3,643
£370,000	15/01/2021	D		14	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	102	£3,627
£197,500	15/01/2021	F		29	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	56	£3,527
£300,000	15/01/2021	Т		14	MARKLAND CLOSE		CHELMSFORD	CM2 8RZ	89	£3,371
£375,000		S		25	WEAR DRIVE		CHELMSFORD	CM1 7PT	113	£3,319
£405,000	15/01/2021	D		71	ASH GROVE		CHELMSFORD	CM2 9JT	123	£3,293
£250,000		S		22	HILLARY CLOSE		CHELMSFORD	CM1 7RR	82	£3,049
£470,000	18/01/2021	S		152	CHIGNAL ROAD		CHELMSFORD	CM1 2JD	103	£4,563
£290,000	18/01/2021	F 6	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	69	£4,203
£230,000	18/01/2021	F		4	RIVER TERRACE		CHELMSFORD	CM2 6FW	60	£3,833
£262,500	18/01/2021	T		49	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	82	£3,201
£550,000	18/01/2021	D		135	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	173	£3,179
£295,000	19/01/2021	T		35	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	57	£5,175
£522,000	19/01/2021	S		22	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	105	£4,971
£395,000	19/01/2021	D		16	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	85	£4,647
£299,995	19/01/2021	S		38	LOFTIN WAY		CHELMSFORD	CM2 9TW	68	£4,412
£540,000	19/01/2021	T 01-Feb	VALLEY COTTAGES		TABORS HILL	GREAT BADDOW	CHELMSFORD	CM2 7BP	138	£3,913
£292,000	19/01/2021	Т		53	HAWFINCH WALK		CHELMSFORD	CM2 8BE	75	£3,893
£520,000	20/01/2021	D	HOMELEIGH		RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	98	£5,306
£345,000	20/01/2021	Т		148	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	70	£4,929
£301,000	20/01/2021	Т		35	CHELMER ROAD		CHELMSFORD	CM2 6NH	63	£4,778
£320,000	20/01/2021	D		2	COXS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SL	69	£4,638
£235,000	20/01/2021	F FLAT 55		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,608
£350,000		Т		15	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NT	82	£4,268
£215,000		F		66	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	53	£4,057
£439,000	20/01/2021	S		28	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	130	£3,377
£817,500	21/01/2021	D	CLAVER HOUSE		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UQ	N/A	#VALUE!
£750,000	21/01/2021	D	IVY HOUSE		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	129	£5,814
£327,000	21/01/2021	T		1	NEW WRITTLE STREET		CHELMSFORD	CM2 ORR	66	£4,955
£1,000,000	21/01/2021	D	THE GABLES		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TB	212	£4,717
£1,275,000	21/01/2021	D	ROWAN BARN		CHALK END	ROXWELL	CHELMSFORD	CM1 4LG	281	£4,537
£360,000		T		69	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	81	£4,444
£365,000		S		108	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LF	85	£4,294
£426,500	21/01/2021			123	PATCHING HALL LANE		CHELMSFORD	CM1 4BY	103	£4,141
£585,000	21/01/2021	D	10A		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EG	150	£3,900
£298,500	21/01/2021	T		4	SWALLOW PATH		CHELMSFORD	CM2 8XT	78	£3,827
£1,050,000	21/01/2021	D	CARTREF	•	MAYES LANE	SANDON	CHELMSFORD	CM2 7RW	315	£3,333
£230,000	21/01/2021	F		52	COURTLANDS	2	CHELMSFORD	CM1 4DD	75	£3,067
£1,037,500	22/01/2021	D	WILDCROFT	32	FITZWALTER LANE	DANBURY	CHELMSFORD	CM3 4DZ	169	£6,139
£650,000	22/01/2021		TIED CHOIT	10	DUFFRIES CLOSE	GREAT WALTHAM	CHELMSFORD	CM3 1DQ	107	£6,075
£640,000	22/01/2021	D		14	PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	127	£5,039
£337,000	22/01/2021			8	PENSHURST DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AY	68	£4,956
£552,500	22/01/2021	D		7	WINDWARD WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YU	116	£4,763
£500,000	22/01/2021			93	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GZ	107	£4,673
£186,500	22/01/2021	T		14	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ	40	£4,663
£320,000		T		44	PYMS ROAD	JOUTH WOODHAW FERRERS	CHELMSFORD	CM2 8PY	72	£4,444
£320,000	22/01/2021	1		44	PTIVIS KUAD		CHELIVISFORD	CIVIZ 8PY	/2	£4,444

5220.055	22/04/2021	F	DODEDTO CO		DADDOW DOAD		CHELAGEOES	C1 42 0DC		64.252
£230,000	22/01/2021	F FLAT 10	ROBERTS COURT	- 44	BADDOW ROAD	COUTH MOODHAM FERRESC	CHELMSFORD	CM2 9RQ	54	£4,259
£225,000	22/01/2021	F		11	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX	53	£4,245
£476,500	22/01/2021	D		6	GUNSON GATE	DODELLANA	CHELMSFORD	CM2 9NZ	113	£4,217
£135,000	22/01/2021	F		11	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	33	£4,091
£260,000	22/01/2021	T		132	FOREST DRIVE		CHELMSFORD	CM1 2TT	65	£4,000
£245,000	22/01/2021			78	CHELMER ROAD		CHELMSFORD	CM2 6AB	63	£3,889
£600,000	22/01/2021	T		38	TELFORD PLACE		CHELMSFORD	CM1 7QZ	159	£3,774
£280,000	22/01/2021			20	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	76	£3,684
£305,000	22/01/2021	S		6	FOREST DRIVE		CHELMSFORD	CM1 2TR	83	£3,675
£795,000	22/01/2021			62	TELFORD PLACE		CHELMSFORD	CM1 7QZ	218	£3,647
£275,000	22/01/2021	S		14	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	76	£3,618
£428,000	22/01/2021	D		14	SMITHERS DRIVE		CHELMSFORD	CM2 7JP	120	£3,567
£330,000	22/01/2021	S		32	PEDLARS CLOSE	DANBURY	CHELMSFORD	CM3 4JE	93	£3,548
£810,000	22/01/2021	D	SANDONS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	232	£3,491
£370,000	22/01/2021	S		38	GLENDALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS	110	£3,364
£300,000		S		5	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	97	£3,093
£195,000	22/01/2021	F		65	WOOD STREET		CHELMSFORD	CM2 9BQ	76	£2,566
£318,000	22/01/2021	Т		17	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	128	£2,484
£215,000	24/01/2021	F		10	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ	57	£3,772
£440,000	25/01/2021	D		34	HIGHFIELD ROAD		CHELMSFORD	CM1 2NQ	70	£6,286
£450,000	25/01/2021	S		5	SECOND AVENUE		CHELMSFORD	CM1 4ET	82	£5,488
£309,000	25/01/2021	D		5	PARK AVENUE		CHELMSFORD	CM1 2AB	58	£5,328
£405,000	25/01/2021	Т	45A		PYMS ROAD		CHELMSFORD	CM2 8PX	81	£5,000
£533,000	25/01/2021	S		2	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	122	£4,369
£325,000	25/01/2021	S		19	BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	76	£4,276
£439,000	25/01/2021	D		2	PENSHURST DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AY	103	£4,262
£335,000	25/01/2021	S		9	NORTH AVENUE		CHELMSFORD	CM1 2AL	84	£3,988
£535,000	25/01/2021	D		89	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	137	£3,905
£410,000	25/01/2021	D		1	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA	116	£3,534
£180,000	25/01/2021	F FLAT 7	TRELAWN		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	52	£3,462
£425,000	25/01/2021	S		10	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	138	£3,080
£180,000	25/01/2021	F		56	CHURCHILL RISE		CHELMSFORD	CM1 6FD	59	£3,051
£322,500	26/01/2021	S		14	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	62	£5,202
£390,000	26/01/2021	S		25	LOFTIN WAY		CHELMSFORD	CM2 9TW	75	£5,200
£430,000	26/01/2021	S		54	NALLA GARDENS		CHELMSFORD	CM1 4AX	84	£5,119
£740,000	26/01/2021	D		513	GALLEYWOOD ROAD		CHELMSFORD	CM2 8AA	157	£4,713
£625,000	26/01/2021	S		66	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY	144	£4,340
£605,000	26/01/2021	D	PEBBLESTONES		TWITTEN LANE		CHELMSFORD	CM2 8QR	146	£4,144
£450,000	26/01/2021	S		75	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	110	£4,091
£475,000	26/01/2021	S		5	LOVES GREEN	HIGHWOOD	CHELMSFORD	CM1 3QG	119	£3,992
£298,000	26/01/2021	D		28	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EA	89	£3,348
£302,500	26/01/2021	Т		52	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DX	102	£2,966
£265,000	27/01/2021	F		11	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	58	£4,569
£245,000		Т		63	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	60	£4,083
£350,000	27/01/2021	S		16	LEWIS DRIVE		CHELMSFORD	CM2 9EF	89	£3,933
£350,000	27/01/2021			47	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	96	£3,646
£395,000	27/01/2021	T		2	FRIARS CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7FP	110	£3,591
£523,000	27/01/2021	D		50	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YL	148	£3,534
£325,000	27/01/2021	D		17	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	92	£3,533
	,,			1,			22			,,,,,

64.40.000	27/04/2024	5 240	AAFAD CATE AVENUE		CHELMICEORD	CN 42 7011	42	62 222
£140,000	27/01/2021		MEADGATE AVENUE	DOWNELL	CHELMSFORD	CM2 7NJ	42	£3,333
£360,000	28/01/2021	T 4 BURRELLS COTTAGES	THE STREET	ROXWELL	CHELMSFORD	CM1 4PB	34	£10,588
£535,000	28/01/2021		MOULSHAM DRIVE	DANBURY	CHELMSFORD	CM2 9PZ	85	£6,294
£515,000	28/01/2021	D 31	MILL LANE	DANBURY	CHELMSFORD	CM3 4LB	85	£6,059
£510,000	28/01/2021		FIRST AVENUE	COLITILIANO ODLIANA FEDDEDO	CHELMSFORD	CM1 1RX	95	£5,368
£298,000	28/01/2021		HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£5,321
£760,000	28/01/2021		HAMLET ROAD		CHELMSFORD	CM2 0ET	151	£5,033
£726,500 £618,000	28/01/2021 28/01/2021	D 10 11	FIRST AVENUE POTTERY LANE		CHELMSFORD	CM1 1RU	145 130	£5,010
£370,000	28/01/2021	T 24	NURSERY ROAD		CHELMSFORD	CM1 4HH	78	£4,754
£366,000	28/01/2021		BURGESS FIELD	CHELMAED VILLAGE	CHELMSFORD	CM2 9PL	81	£4,744
£492,500		S 41	EASTWOOD PARK	CHELMER VILLAGE GREAT BADDOW	CHELMSFORD CHELMSFORD	CM2 6TR CM2 8HF	126	£4,519
				GREAT BADDOW	CHELMSFORD	CM2 9GE	79	£3,909
£496,000 £212,000	29/01/2021		PRINCES ROAD GARDENERS		CHELMISFORD	CM2 9GE CM2 8YU	35	£6,278
	29/01/2021		LONGSHOTS CLOSE			CM1 7DX	98	£6,057
£520,000	29/01/2021			WDITTLE	CHELMSFORD			£5,306
£375,000	29/01/2021	S 111 D 7	MILLFIELDS ACRES END	WRITTLE	CHELMSFORD	CM1 3LJ	75	£5,000
£740,000	29/01/2021				CHELMSFORD	CM1 2XR	155	£4,774
£312,500	29/01/2021	S 14 T 44	BADDOW PLACE AVENUE	DICKNIACDE	CHELMSFORD	CM2 7JN	66	£4,735
£180,000	29/01/2021		DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	39	£4,615
£395,000	29/01/2021	S 6	BIRDIE CLOSE	BROOMFIELD	CHELMSFORD	CM3 3FW	86	£4,593
£375,000	29/01/2021		SAMUEL MANOR	SPRINGFIELD	CHELMSFORD	CM2 6PU	82	£4,573
£332,000	29/01/2021	S 8	OAK MANOR VIEW	GREAT LEIGHS	CHELMSFORD	CM3 1GZ	74	£4,486
£400,000 £180,000	29/01/2021 29/01/2021	S 94 F 21	SWISS AVENUE	DODELIANA.	CHELMSFORD	CM1 2AF	94	£4,255
			SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	46	£3,913
£305,000	29/01/2021		LINNET DRIVE		CHELMSFORD	CM2 8AL	78	£3,910
£410,000	29/01/2021	D 40 F 6	CARRIAGE DRIVE	CODINCELLO	CHELMSFORD	CM1 6UY	107	£3,832
£299,995	29/01/2021		BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	79	£3,797
£200,000	29/01/2021	F 2 D 6	GILSON CLOSE  KAY CLOSE	CDEATIFICIE	CHELMSFORD	CM2 6XD	53 120	£3,774
£440,000	29/01/2021		MITTON VALE	GREAT LEIGHS	CHELMSFORD	CM3 1RU		£3,667
£180,000	29/01/2021	F 5 5 73			CHELMSFORD	CM2 6UZ	51 58	£3,529
£203,000 £622,000	29/01/2021 29/01/2021		MELBOURNE AVENUE TELFORD PLACE		CHELMSFORD CHELMSFORD	CM1 2DR		£3,500 £3,291
£135,000	29/01/2021	S 33 F 69	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM1 7QZ CM2 7GA	189 42	£3,291
		T 5	DEAN WAY	GREAT BADDOW			90	
£280,000 £150,000	29/01/2021 29/01/2021		BRADFORD STREET		CHELMSFORD	CM1 3DB CM2 0BG	50	£3,111 £3,000
£435,000	29/01/2021		AVON ROAD		CHELMSFORD		153	£2,843
£305,000	29/01/2021		WOOD STREET		CHELMSFORD	CM1 2JX CM2 9BQ	114	£2,675
£220,000	29/01/2021	F 137	WHEATFIELD WAY		CHELMSFORD	CM1 2RB	84	£2,619
£615,000	01/02/2021		LODGE AVENUE		CHELMSFORD	CM2 7EA	97	£6,340
£540,000	01/02/2021				CHELMSFORD	CM2 8BP		£6,279
£402,500	01/02/2021		MOULSHAM THRIFT HASELFOOT ROAD	BOREHAM	CHELMSFORD	CM3 3EE	86 69	£5,833
		T 32	LEIGHLANDS ROAD		CHELMSFORD	CM3 5XN	67	
£305,000 £381,999	01/02/2021 01/02/2021		SOUTH PRIMROSE HILL	SOUTH WOODHAM FERRERS	CHELMISFORD	CM1 2RG	84	£4,552 £4,548
£381,999 £375,000	01/02/2021		SHEPPARD DRIVE		CHELMISFORD	CM1 2RG CM2 6QE	84	
£375,000 £308,000	01/02/2021		BOLEYN WAY	BOREHAM	CHELMISFORD	CM3 3JL	69	£4,464 £4,464
£575,000	01/02/2021		MAIN ROAD	RETTENDON COMMON	CHELMISFORD	CM3 8DR	137	
£310,000	01/02/2021		IRIS CLOSE	KETTENDON COMMON	CHELMISFORD	CM1 6XS	74	£4,197 £4,189
£320,000	01/02/2021	T 52	BLACKLOCK	CHELMER VILLAGE	CHELMISFORD	CM2 6QL	78	
£320,000 £127,500	01/02/2021			SPRINGFIELD	CHELMISFORD	CM2 6GB	43	£4,103 £2,965
1127,500	01/02/2021	Γ 12	IOWINSEIND	SPRINGFIELD	CHELIVISFURD	CIVIZ DGB	43	12,905

£310,000	02/02/2021	Т	22		LONGMEADS CLOSE	WRITTLE	CHELMSFORD	CM1 3NE	75	£4,133
£439,000	02/02/2021	Т	34	1	FOREFIELD GREEN		CHELMSFORD	CM1 6YU	137	£3,204
£350,000	02/02/2021	Т	28		LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG	113	£3,097
£1,125,000	03/02/2021	D	59	9	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NT	N/A	#VALUE!
£980,000	03/02/2021	D	TANFIELD VILLA		TANFIELD TYE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UD	173	£5,665
£322,500	03/02/2021	S	4	1	BRIDPORT ROAD		CHELMSFORD	CM1 6NA	57	£5,658
£282,500	03/02/2021	S	2	2	HEARSALL AVENUE		CHELMSFORD	CM1 7DD	50	£5,650
£725,000	03/02/2021	D	190A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NR	142	£5,106
£368,000	03/02/2021	D	59	9	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	77	£4,779
£340,000	03/02/2021	S	5	5	EDWARD DRIVE		CHELMSFORD	CM2 9ER	75	£4,533
£419,000	03/02/2021	Т	93	3	MILDMAY ROAD		CHELMSFORD	CM2 0DS	93	£4,505
£612,000	03/02/2021	D	9	9	JIGGER GARDENS		CHELMSFORD	CM3 3FR	147	£4,163
£357,500	03/02/2021	S	36	ŝ	LINNET DRIVE		CHELMSFORD	CM2 8AE	86	£4,157
£740,000	03/02/2021	Т	38	3	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	183	£4,044
£372,000	03/02/2021	Т	58	3	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	92	£4,043
£312,500	03/02/2021	S	7	7	STORMS WAY		CHELMSFORD	CM2 6NU	81	£3,858
£567,500	03/02/2021	D	21	1	TROTWOOD CLOSE		CHELMSFORD	CM1 4UZ	151	£3,758
£425,000	03/02/2021	D	7	7	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	115	£3,696
£347,500	03/02/2021	S	22	2	MASCALLS WAY		CHELMSFORD	CM2 7NS	132	£2,633
£342,000	04/02/2021	S	13	3	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	71	£4,817
£380,000	04/02/2021	S	35	5	LANGDALE GARDENS		CHELMSFORD	CM2 9QH	81	£4,691
£321,000	04/02/2021	S	18	3	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	70	£4,586
£1,252,000	04/02/2021	D	MOUNTNEYS		ELM LANE	ROXWELL	CHELMSFORD	CM1 4NJ	280	£4,471
£114,000	04/02/2021	F	47	7	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,385
£298,000	04/02/2021	F	56	ŝ	DUNN SIDE		CHELMSFORD	CM1 1BY	70	£4,257
£320,000	04/02/2021	S	23	3	SHERWOOD DRIVE		CHELMSFORD	CM1 3DL	86	£3,721
£575,000	04/02/2021	D	40	)	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX	167	£3,443
£325,000	05/02/2021	S	66	ŝ	BRAMWOODS ROAD		CHELMSFORD	CM2 7LT	56	£5,804
£255,000	05/02/2021	Т	162	2	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	48	£5,313
£300,000	05/02/2021	Т	51	1	ROMAN ROAD		CHELMSFORD	CM2 0HB	57	£5,263
£312,500	05/02/2021	S	148	3	MOULSHAM STREET		CHELMSFORD	CM2 0LD	60	£5,208
£500,000	05/02/2021	D	75	5	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	96	£5,208
£525,000	05/02/2021	D	4	4	MALTESE ROAD		CHELMSFORD	CM1 2PA	102	£5,147
£322,500	05/02/2021	Т	184	1	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	63	£5,119
£600,000	05/02/2021	D	10	)	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	123	£4,878
£360,000	05/02/2021	Т	26	ŝ	SHELDRICK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	74	£4,865
£425,000	05/02/2021	S	1	1	HOE STREET	ROXWELL	CHELMSFORD	CM1 4LX	88	£4,830
£615,000	05/02/2021	S	86	ŝ	VICARAGE ROAD		CHELMSFORD	CM2 9PH	128	£4,805
£509,000	05/02/2021	D	80	)	BEELEIGH LINK		CHELMSFORD	CM2 6RG	111	£4,586
£350,000	05/02/2021	F	29	9	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	77	£4,545
£237,500	05/02/2021	F	37	7	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	54	£4,398
£1,350,000	05/02/2021	D	30	)	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	315	£4,286
£690,000	05/02/2021	D	10	)	WHITE TREE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AL	171	£4,035
£259,000	05/02/2021	F	47	7	BURNELL GATE		CHELMSFORD	CM1 6ED	65	£3,985
£480,000	05/02/2021	D	24	1	LISTER TYE		CHELMSFORD	CM2 9LS	122	£3,934
£290,000	05/02/2021	Т	31	1	FOREST DRIVE		CHELMSFORD	CM1 2TS	74	£3,919
£1,100,000	05/02/2021	D	17	7	LOUVAIN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BA	285	£3,860
£315,000	05/02/2021	Т	33	3	LUCAS AVENUE		CHELMSFORD	CM2 9JL	82	£3,841
£850,000	05/02/2021	D	8	3	WINCKFORD CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3NU	222	£3,829

£450,000	05/02/2021			47	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	119	£3,782
£340,000	05/02/2021	Т		15	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL	90	£3,778
£332,000	05/02/2021			14	HENNIKER GATE		CHELMSFORD	CM2 6QH	89	£3,730
£885,000	05/02/2021	D		15	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	238	£3,718
£470,000	05/02/2021	S		3	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	127	£3,701
£175,000	05/02/2021	F		18	DELAMERE ROAD		CHELMSFORD	CM1 2TG	48	£3,646
£315,000	05/02/2021	Т		4	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	90	£3,500
£375,000	05/02/2021	D		4	YONGE CLOSE	BOREHAM	CHELMSFORD	CM3 3GY	115	£3,261
£348,000	05/02/2021	Т		45	THE RIDINGS		CHELMSFORD	CM2 9RR	107	£3,252
£200,000	05/02/2021	S	1	.37	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	66	£3,030
£480,000	06/02/2021	S	5 SANDFORD MILL COTTAGES		SANDFORD MILL LANE	GREAT BADDOW	CHELMSFORD	CM2 7RT	129	£3,721
£540,000	08/02/2021	D		9	EMBERSON CROFT		CHELMSFORD	CM1 4FD	108	£5,000
£905,000	08/02/2021	D	OAKWOOD HOUSE		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SF	185	£4,892
£175,000	08/02/2021	F		22	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	42	£4,167
£310,000	08/02/2021	Т		3	RUTLAND ROAD		CHELMSFORD	CM1 4BL	75	£4,133
£274,000	08/02/2021	Т		12	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NE	82	£3,341
£572,000	08/02/2021	D		13	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JJ	172	£3,326
£355,000	08/02/2021	Т		34	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	108	£3,287
£318,500	09/02/2021	S		11	MORRIS ROAD		CHELMSFORD	CM2 6EU	86	£3,703
£335,000	10/02/2021	S		18	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	52	£6,442
£1,300,000	10/02/2021	D		46	MALTESE ROAD		CHELMSFORD	CM1 2PA	230	£5,652
£320,000	10/02/2021	Т		30	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	68	£4,706
£325,000	10/02/2021	Т		12	TUPMAN CLOSE		CHELMSFORD	CM1 4UP	70	£4,643
£385,000	10/02/2021	S		91	LUCAS AVENUE		CHELMSFORD	CM2 9JN	88	£4,375
£387,500		Т		5	MANOR ROAD		CHELMSFORD	CM2 0ER	90	£4,306
£518,000	10/02/2021	D		65	TORQUAY ROAD		CHELMSFORD	CM1 7NX	124	£4,177
£178,250		F	6 HODGE COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SD	44	£4,051
£520,000		S		.00	CANNON LEYS		CHELMSFORD	CM2 8PD	137	£3,796
£675,000	10/02/2021		LEA COTTAGE		THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	182	£3,709
£492,000	10/02/2021	S		84	DORSET AVENUE		CHELMSFORD	CM2 9UB	136	£3,618
£385,000	10/02/2021			2	CRAISTON WAY		CHELMSFORD	CM2 8EB	112	£3,438
£230,000	10/02/2021	S		39	DORSET AVENUE		CHELMSFORD	CM2 9UA	89	£2,584
£360,000	11/02/2021	D		11	PLYMOUTH ROAD		CHELMSFORD	CM1 6JG	65	£5,538
£207,000	11/02/2021	Т		11	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	39	£5,308
£925,000	11/02/2021		HAWTHORN BARN		CHALK END	ROXWELL	CHELMSFORD	CM1 4LG	190	£4,868
£307,000	11/02/2021	S		18	TULIP CLOSE	HOATTEE	CHELMSFORD	CM1 6XA	70	£4,386
£185,000	11/02/2021			1	GILSON CLOSE		CHELMSFORD	CM2 6XD	45	£4,111
£350,000	11/02/2021	S		22	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	91	£3,846
£612,500	11/02/2021	T		81	RIDGEWELL AVENUE	5.10 0.1 1225	CHELMSFORD	CM1 2GF	177	£3,460
£267,500	11/02/2021	Ť		21	RICH CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NX	78	£3,429
£655,000	11/02/2021			30	FIRST AVENUE	S.LEM ELIGID	CHELMSFORD	CM1 1RU	205	£3,195
£218,000		S		7	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	38	£5,737
£205,000	12/02/2021		23 LYTTLETON HOUSE, 64	,	BROOMFIELD ROAD	DONLINIVI	CHELMSFORD	CM1 1SW	37	£5,541
£316,666	12/02/2021	T		13	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	65	£4,872
£275,000	12/02/2021			35	FLINTWICH MANOR		CHELMSFORD	CM1 4YP	57	£4,872
£275,000	12/02/2021	T		55 67	ROXWELL ROAD		CHELMSFORD	CM1 4YP	57	£4,825
£496,000	12/02/2021			16	BRUCE ROAD	WRITTLE	CHELMSFORD	CM1 3EE	103	£4,825
		D D		44	CHELMERTON AVENUE	VVICITIE	CHELMISFORD	CM1 3EE CM2 9RF	103	
£505,000	12/02/2021			44		CANDON			71	£4,509
£310,000	12/02/2021	Т	13A		BROOK VIEW	SANDON	CHELMSFORD	CM2 7RG	/1	£4,366

6225 000	42/02/2024			CTONULANA DI ACE		CUELAGE BOAR		CHELAGEORR	61.42.60.6		64.245
£225,000	12/02/2021	F	6	STONHAM PLACE		CHELMER ROAD		CHELMSFORD	CM2 6DG	53	£4,245
£211,000	12/02/2021	F			42	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	50	£4,220
£715,000	12/02/2021	D		DEBEN HOUSE	24	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RN	172	£4,157
£141,000	12/02/2021	F			34	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WG	34	£4,147
£200,000	12/02/2021	F	FLAT 91	WELLS CRESCENT		VIADUCT ROAD		CHELMSFORD	CM1 1GR	49	£4,082
£448,000	12/02/2021				5	EMBERSON CROFT		CHELMSFORD	CM1 4FD	114	£3,930
£312,500	12/02/2021	T			47	TOWER AVENUE		CHELMSFORD	CM1 2PW	82	£3,811
£365,000	12/02/2021				164	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	97	£3,763
£337,100	12/02/2021	T			103	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	91	£3,704
£383,000	12/02/2021				53	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	106	£3,613
£297,500	12/02/2021	T			10	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE	85	£3,500
£203,000	12/02/2021	F			26	GERARD GARDENS		CHELMSFORD	CM2 9GD	59	£3,441
£200,000	12/02/2021	F			394	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	62	£3,226
£630,000	12/02/2021				4	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY	198	£3,182
£512,500	12/02/2021	S			46	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	163	£3,144
£265,000	12/02/2021	Т			70	CLYDE CRESCENT		CHELMSFORD	CM1 2LL	90	£2,944
£2,735,000	15/02/2021	D			116	MOULSHAM STREET		CHELMSFORD	CM2 0JN	N/A	#VALUE!
£327,000	15/02/2021	T			44	PRIMROSE HILL		CHELMSFORD	CM1 2RH	65	£5,031
£630,000	15/02/2021	D			3	BRITTEN CRESCENT		CHELMSFORD	CM2 7EP	134	£4,701
£355,000	15/02/2021	Т			51	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RF	79	£4,494
£325,000	15/02/2021	S			7	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	74	£4,392
£220,000	15/02/2021	F			24	GOODIER ROAD		CHELMSFORD	CM1 2GG	51	£4,314
£455,000	15/02/2021	D			1	BROOMHALL GARDENS		CHELMSFORD	CM1 7GE	118	£3,856
£380,000	15/02/2021	Т			8	HART STREET		CHELMSFORD	CM2 0RY	101	£3,762
£475,000	15/02/2021	S			3	DORSET AVENUE		CHELMSFORD	CM2 9TZ	127	£3,740
£372,000	15/02/2021	T			51	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	370	£1,005
£732,000	16/02/2021	D			27	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	57	£12,842
£330,000	16/02/2021	T			4	SEYMOUR STREET		CHELMSFORD	CM2 0RX	58	£5,690
£406,000	16/02/2021	D			5	BARRINGTON CLOSE		CHELMSFORD	CM2 7AX	92	£4,413
£276,400	16/02/2021	F	3	CHURCH COURT		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3FA	67	£4,125
£325,000	16/02/2021	T			21	HARROW WAY		CHELMSFORD	CM2 7AS	80	£4,063
£432,500	16/02/2021	T			83	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	108	£4,005
£219,995	16/02/2021	F			79	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	55	£4,000
£450,000	16/02/2021	D			133	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LL	116	£3,879
£642,000	16/02/2021	D			3	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	198	£3,242
£525,000	17/02/2021	Т			59	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	86	£6,105
£277,500	17/02/2021	Т			22	CRICKHOLLOW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZR	49	£5,663
£380,000	17/02/2021	S			14	ALL SAINTS CLOSE		CHELMSFORD	CM1 7HT	73	£5,205
£485,000	17/02/2021	S			55	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	95	£5,105
£540,000	17/02/2021				32	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,615
£252,500	17/02/2021	F			75	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	60	£4,208
£365,000	17/02/2021				16	ERICK AVENUE		CHELMSFORD	CM1 7BX	87	£4,195
£375,000	17/02/2021	S			15	HARROW WAY		CHELMSFORD	CM2 7AS	95	£3,947
£357,000	17/02/2021				73	AVON ROAD		CHELMSFORD	CM1 2JX	94	£3,798
£390,000	17/02/2021				65	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF	103	£3,786
£410,000	17/02/2021				24	PEARL SQUARE		CHELMSFORD	CM2 9FP	118	£3,475
£325,000	17/02/2021	Ť			295	DORSET AVENUE		CHELMSFORD	CM2 8HB	95	£3,421
£95,000	17/02/2021	F			24	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	61	£1,557
£340,000	18/02/2021				1	MEARNS PLACE		CHELMSFORD	CM2 6TT	61	£5,574
1340,000	10/02/2021				1	IVIE WIND I LACE		CITELIVISI OND	CIVIZ UTT	01	13,374

£315,000	18/02/2021				4	BURGESS FIELD		CHELMSFORD	CM2 6UE	57	£5,526
£645,000	18/02/2021	S			11	ACRES END		CHELMSFORD	CM1 2XR	126	£5,119
£362,500	18/02/2021	Т			135	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7DJ	73	£4,966
£460,000	18/02/2021	S			9	WICKHAY COTTAGES	LITTLE BADDOW	CHELMSFORD	CM3 4TJ	97	£4,742
£345,000	18/02/2021	T			39	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	73	£4,726
£646,000	18/02/2021	D			9	CUTON GROVE	SPRINGFIELD	CHELMSFORD	CM2 6TA	139	£4,647
£412,500	18/02/2021	S			22	LINGWOOD CLOSE	DANBURY	CHELMSFORD	CM3 4QE	90	£4,583
£310,000	18/02/2021	S			8	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	68	£4,559
£375,000	18/02/2021	S			2	MILBANK		CHELMSFORD	CM2 6YX	87	£4,310
£530,000	18/02/2021	D			22	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	130	£4,077
£517,000	18/02/2021	D			62	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GX	128	£4,039
£403,000	18/02/2021	D			30	THE GROVE	BICKNACRE	CHELMSFORD	CM3 4XB	100	£4,030
£460,000	18/02/2021	D			6	FIVE ACRES	DANBURY	CHELMSFORD	CM3 4NB	116	£3,966
£425,000	18/02/2021	D		BROOKSIDE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	108	£3,935
£410,000	18/02/2021	T			33	CORNELIUS VALE		CHELMSFORD	CM2 6GY	107	£3,832
£300,000	18/02/2021	T			1	BULLEN WALK		CHELMSFORD	CM2 8YF	85	£3,529
£188,540	18/02/2021	F			203	DURRANT COURT		CHELMSFORD	CM1 1UE	56	£3,367
£165,000	18/02/2021	F			42	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ	58	£2,845
£525,000	19/02/2021	D			4	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS	N/A	#VALUE!
£400,000	19/02/2021	S			56	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	64	£6,250
£325,000	19/02/2021	S			9	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	54	£6,019
£420,000	19/02/2021	D			43	WATERHOUSE LANE		CHELMSFORD	CM1 2TE	73	£5,753
£308,500	19/02/2021				14	COOK PLACE		CHELMSFORD	CM2 6TW	54	£5,713
£740,000	19/02/2021	D			52	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	139	£5,324
£385,000	19/02/2021	T			14	MICAWBER WAY		CHELMSFORD	CM1 4UG	76	£5,066
£300,000	19/02/2021	T			69	ROXWELL ROAD		CHELMSFORD	CM1 2NT	61	£4,918
£275,000	19/02/2021	T			67	HENNIKER GATE		CHELMSFORD	CM2 6SD	56	£4,911
£275,000	19/02/2021	F	FLAT 3	ONSLOW HOUSE	07	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	58	£4,741
£610,000	19/02/2021		TLATS	FAIRLAWNS, 5		BICKNACRE ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8AN	130	£4,692
£562,000	19/02/2021	D		TAILLAWIVS, 5	11	BISHOPS COURT GARDENS	LAST HANNINGHELD	CHELMSFORD	CM2 6AZ	123	£4,569
£970,000	19/02/2021	D		WOODCROFT	- 11	EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	213	£4,554
£263,000	19/02/2021	T		WOODEROIT	12	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	58	£4,534
£442,500	19/02/2021				8	PARKLANDS DRIVE	300111 WOODITAWITERRERS	CHELMSFORD	CM1 7RJ	98	£4,515
£955,000	19/02/2021	S			34	THE STREET	LITTIE MAINTHANA	CHELMSFORD		213	
£370,000					15	SHEPPARD DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3NS CM2 6QE	83	£4,484
	19/02/2021										£4,458
£300,000	19/02/2021	S			79 9	CROCUS WAY	DODELIANA	CHELMSFORD	CM1 6XJ	69	£4,348
£365,000	19/02/2021		51.47.40	CUANCELLOR COURT	9	SEABROOK GARDENS	BOREHAM	CHELMSFORD	CM3 3BX	84	£4,345
£210,000	19/02/2021	F	FLAT 19	CHANCELLOR COURT	20	BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	50	£4,200
£400,000	19/02/2021				38	DUNMORE ROAD		CHELMSFORD	CM2 6RY	96	£4,167
£200,000	19/02/2021	F			3	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	48	£4,167
£1,300,000	19/02/2021			12A		HYDE LANE	DANBURY	CHELMSFORD	CM3 4QX	314	£4,140
£530,000	19/02/2021	D			204	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NS	130	£4,077
£393,500	19/02/2021				14	LEYBOURNE DRIVE		CHELMSFORD	CM1 6TX	98	£4,015
£310,000	19/02/2021	Т			78	RUTLAND ROAD		CHELMSFORD	CM1 4BH	78	£3,974
£583,000	19/02/2021				10	LOUVAIN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BA	147	£3,966
£230,000	19/02/2021	F			38	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	58	£3,966
£365,000	19/02/2021				152	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	93	£3,925
£465,000	19/02/2021	D			5	ARAGON ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RP	119	£3,908
£339,400	19/02/2021	T		24A		WOODHALL ROAD		CHELMSFORD	CM1 4AA	89	£3,813

£315,000	19/02/2021	T 28	8	CRAMPHORN WALK		CHELMSFORD	CM1 2RD	83	£3,795
£368,500	19/02/2021			ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	99	£3,722
£650,000	19/02/2021	D 32		THE DRIVE		CHELMSFORD	CM1 4JS	175	£3,714
£370,000	19/02/2021	S 51	1	HILLSIDE GROVE		CHELMSFORD	CM2 9DB	102	£3,627
£170,000	19/02/2021	F 73		FAWKNER CLOSE		CHELMSFORD	CM2 6UP	47	£3,617
£825,000	19/02/2021	D 44		PATCHING HALL LANE		CHELMSFORD	CM1 4BZ	230	£3,587
£425,000	19/02/2021	D 7		FORTUNE CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RR	122	£3,484
£253,000		F 42		RAILWAY STREET		CHELMSFORD	CM1 1QS	73	£3,466
£290,000	19/02/2021	T 378		DORSET AVENUE		CHELMSFORD	CM2 8HD	86	£3,372
£342,500	19/02/2021			MEON CLOSE		CHELMSFORD	CM1 7QG	102	£3,358
£156,000	19/02/2021	F 46		ARCHERS WAY		CHELMSFORD	CM2 8SD	47	£3,319
£370,000	19/02/2021	S 150	0	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	112	£3,304
£169,000	19/02/2021	T 77	7	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	61	£2,770
£380,000	22/02/2021	T 36	6	NURSERY ROAD		CHELMSFORD	CM2 9PL	65	£5,846
£530,000	22/02/2021	S 10	0	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	95	£5,579
£540,000	22/02/2021	D 6	6	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH	106	£5,094
£410,000	22/02/2021	S 15	5	SOUTHVIEW TERRACE	DANBURY	CHELMSFORD	CM3 4DY	100	£4,100
£442,000	22/02/2021	D 45	5	JENNER MEAD		CHELMSFORD	CM2 6SJ	110	£4,018
£162,000	22/02/2021	T 49	9	COLYERS REACH		CHELMSFORD	CM2 6RW	42	£3,857
£292,000	22/02/2021	T 11	1	DELAMERE ROAD		CHELMSFORD	CM1 2TG	82	£3,561
£380,000	22/02/2021	S 243	3	LINNET DRIVE		CHELMSFORD	CM2 8AZ	108	£3,519
£430,000	22/02/2021	S 44	4	SANDFORD ROAD		CHELMSFORD	CM2 6DQ	124	£3,468
£510,000	23/02/2021	D 7	7	HOPKINS MEAD		CHELMSFORD	CM2 6SS	101	£5,050
£820,000	23/02/2021	D 10	0	BISHOPS COURT GARDENS		CHELMSFORD	CM2 6AZ	179	£4,581
£315,000	23/02/2021	T 29	9	COOK PLACE		CHELMSFORD	CM2 6TW	69	£4,565
£652,000	23/02/2021	D 90	0	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DW	159	£4,101
£685,000	23/02/2021	D 22	2	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	175	£3,914
£380,000	23/02/2021	S 64	4	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	100	£3,800
£386,000	23/02/2021	S 22	2	HILL VIEW ROAD		CHELMSFORD	CM1 7RX	102	£3,784
£127,500	23/02/2021	F 14	4	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	43	£2,965
£200,000	23/02/2021	F 83	3	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	68	£2,941
£820,000	23/02/2021	D THE OLD BARN		MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RF	333	£2,462
£311,000	24/02/2021	S 8	8	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU	55	£5,655
£470,000	24/02/2021	S 11	1	CANNON LEYS		CHELMSFORD	CM2 8PB	92	£5,109
£507,500	24/02/2021	D 28	8	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS	106	£4,788
£480,000	24/02/2021	D 5	5	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	101	£4,752
£165,000	24/02/2021	F 12	2	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	37	£4,459
£775,000	24/02/2021	D 16	6	JACKSON BACON VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BJ	175	£4,429
£435,000	24/02/2021	D 3	3	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	99	£4,394
£650,000	24/02/2021	D 26	6	TABORS AVENUE		CHELMSFORD	CM2 7ES	148	£4,392
£520,000	24/02/2021	D 3	3	BUTLERS CLOSE		CHELMSFORD	CM1 7BE	120	£4,333
£462,500	24/02/2021	D 22	2	SUSSEX CLOSE	BOREHAM	CHELMSFORD	CM3 3ED	125	£3,700
£495,000	24/02/2021	D 12	2	BACK LANE	FORD END	CHELMSFORD	CM3 1LG	141	£3,511
£740,000	25/02/2021	D BROOMHILL		HOLYBREAD LANE	LITTLE BADDOW	CHELMSFORD	CM3 4BP	66	£11,212
£530,000	25/02/2021	D 88	8	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8JB	93	£5,699
£479,000	25/02/2021	S 142	2	VICARAGE ROAD		CHELMSFORD	CM2 9BT	93	£5,151
£314,000	25/02/2021	S 47	7	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	62	£5,065
£640,000	25/02/2021	D 34	4	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH	130	£4,923
£338,000	25/02/2021	T 135	5	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EJ	69	£4,899

£1,025,000	25/02/2021	D	4	NORTH DRIVE		CHELMSFORD	CM2 7EU	215	£4,767
£585,000	25/02/2021	D	51	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QL	128	£4,570
£250,000	25/02/2021	F	2	CREANCE COURT		CHELMSFORD	CM2 0NP	56	£4,464
£445,000	25/02/2021	D	80	WATERSON VALE		CHELMSFORD	CM2 9PB	100	£4,450
£300,000	25/02/2021	S	40	PEGGOTTY CLOSE		CHELMSFORD	CM1 4XU	73	£4,110
£555,000	25/02/2021	D	1A	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	141	£3,936
£400,000	25/02/2021	D	114	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	105	£3,810
£340,000	25/02/2021	Т	55	GARDENERS		CHELMSFORD	CM2 8YU	91	£3,736
£260,000	25/02/2021	F	61	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	74	£3,514
£260,000	25/02/2021	Т	13	TRENT ROAD		CHELMSFORD	CM1 2LG	76	£3,421
£360,000	25/02/2021	Т	40	PAWLE CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7AZ	108	£3,333
£425,000	25/02/2021	Т	11	FALCONS MEAD		CHELMSFORD	CM2 0NN	129	£3,295
£470,000	25/02/2021	S	8	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	162	£2,901
£225,000	25/02/2021	Т	46	ST MARGARETS ROAD		CHELMSFORD	CM2 6DT	90	£2,500
£1,225,000	26/02/2021	D	ORCHARD HOUSE, 2A	RUNSELL LANE	DANBURY	CHELMSFORD	CM3 4NY	N/A	#VALUE!
£720,000	26/02/2021	D	EASTLEIGH	CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP	92	£7,826
£625,000	26/02/2021	S	3	WALTERS CLOSE		CHELMSFORD	CM2 8NU	93	£6,720
£205,000	26/02/2021	F 13	OXNEY PLACE, 210	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	32	£6,406
£550,000	26/02/2021	S	34	ROSEBERY ROAD		CHELMSFORD	CM2 0TU	89	£6,180
£330,000	26/02/2021	S	6	BRIDPORT ROAD		CHELMSFORD	CM1 6NA	56	£5,893
£570,000	26/02/2021	D	38	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EG	101	£5,644
£390,000	26/02/2021	S	36	SKERRY RISE		CHELMSFORD	CM1 4EG	75	£5,200
£370,000	26/02/2021	Т	214	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LG	72	£5,139
£755,000	26/02/2021	D	116	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LB	147	£5,136
£875,000	26/02/2021	D	LANCERS	CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP	177	£4,944
£230,000	26/02/2021		77	WOOD STREET		CHELMSFORD	CM2 9BQ	48	£4,792
£175,000	26/02/2021		35	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	37	£4,730
£545,000	26/02/2021	S	33	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,658
£720,000	26/02/2021	D	51	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	157	£4,586
£167,500	26/02/2021	F	52	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	37	£4,527
£265,000	26/02/2021		25	OCKELFORD AVENUE		CHELMSFORD	CM1 2AW	59	£4,492
£372,500	26/02/2021		138	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	83	£4,488
£237,000	26/02/2021	S	24	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	53	£4,472
£235,000	26/02/2021	F	26	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	53	£4,434
£695,000	26/02/2021		48	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	157	£4,427
£725,000	26/02/2021	Т	20	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	164	£4,421
£312,500	26/02/2021	S	24	LOFTIN WAY		CHELMSFORD	CM2 9TN	71	£4,401
£695,000	26/02/2021	S	53	VICARAGE ROAD		CHELMSFORD	CM2 9BT	158	£4,399
£320,000	26/02/2021	S	104	SUNRISE AVENUE		CHELMSFORD	CM1 4JR	73	£4,384
£330,000			13	EDWARD DRIVE		CHELMSFORD	CM2 9ER	76	£4,342
£442,500	26/02/2021		29	HARDY CLOSE		CHELMSFORD	CM1 1AE	102	£4,338
£185,000	26/02/2021		109	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	45	£4,111
£780,000	26/02/2021		30	SANDFORD ROAD		CHELMSFORD	CM2 6DQ	190	£4,105
£525,000	26/02/2021		20	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	128	£4,102
£205,000	26/02/2021		118	WAVENEY DRIVE		CHELMSFORD	CM1 7QA	50	£4,100
£586,000	26/02/2021		26	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	144	£4,069
£301,000	26/02/2021		6	LAURENCE CROFT	WRITTLE	CHELMSFORD	CM1 3LN	76	£3,961
£300,000	26/02/2021		20	PRIMULA WAY		CHELMSFORD	CM1 6QT	76	£3,947
£232,500	26/02/2021		62	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	60	£3,875
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£400,000		S			46	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	106	£3,774
£320,000	26/02/2021				19	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	85	£3,765
£414,000	26/02/2021	D			22	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	111	£3,730
£217,500	26/02/2021				21	GLEBE ROAD		CHELMSFORD	CM1 1QG	61	£3,566
£265,000	26/02/2021	F	31	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	80	£3,313
£289,995	26/02/2021	T			13	HOBART CLOSE		CHELMSFORD	CM1 2ES	88	£3,295
£200,000	26/02/2021	F			19	MURCHISON CLOSE		CHELMSFORD	CM1 2ER	61	£3,279
£190,000	-, - , -	F			2	SQUIRE STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RU	58	£3,276
£170,000	26/02/2021	F			24	CLEMATIS TYE		CHELMSFORD	CM1 6GL	54	£3,148
£422,500	26/02/2021	D			31	HARNESS CLOSE		CHELMSFORD	CM1 6UU	139	£3,040
£227,500	26/02/2021	F			56	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT	75	£3,033
£180,000	26/02/2021	F			43	HOBART CLOSE		CHELMSFORD	CM1 2ES	61	£2,951
£169,000	26/02/2021	F			103	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	76	£2,224
£62,000	26/02/2021	F	9	NEWCOMBE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QN	47	£1,319
£472,500	28/02/2021	T			27	GOLDLAY ROAD		CHELMSFORD	CM2 0EJ	100	£4,725
£305,000	01/03/2021	D			81	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL	N/A	#VALUE!
£455,000	01/03/2021	S			10	NORTON ROAD		CHELMSFORD	CM1 2QP	92	£4,946
£510,000	01/03/2021	D			2	GREY LADYS		CHELMSFORD	CM2 8RB	105	£4,857
£174,000	01/03/2021	F			65	STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB	36	£4,833
£396,000	01/03/2021	S			6	CANFORD CLOSE		CHELMSFORD	CM2 9RG	83	£4,771
£360,000	01/03/2021	S			397	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7EJ	77	£4,675
£365,000	01/03/2021	D			10	KINGS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QH	80	£4,563
£315,000	01/03/2021	T			16	LUCAS AVENUE		CHELMSFORD	CM2 9JJ	74	£4,257
£500,000	01/03/2021	S			46	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	121	£4,132
£260,000	01/03/2021	T			49	WATERHOUSE LANE		CHELMSFORD	CM1 2TE	65	£4,000
£835,000	01/03/2021	D		THE SWALLOWS		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	210	£3,976
£224,000		F			30	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	57	£3,930
£336,000	01/03/2021	S			19	AVON ROAD		CHELMSFORD	CM1 2JX	87	£3,862
£468,000		D			31	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	124	£3,774
£530,000	01/03/2021				32	CHELMER LEA		CHELMSFORD	CM2 7QG	145	£3,655
£284,000	01/03/2021	D			14	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU	103	£2,757
£410,000	01/03/2021				204	PARKINSON DRIVE		CHELMSFORD	CM1 3GS	161	£2,547
£462,500	02/03/2021	D			4	COPLAND CLOSE	BROOMFIELD	CHELMSFORD	CM1 7DT	87	£5,316
£365,000	02/03/2021				3	NURSERY ROAD		CHELMSFORD	CM2 9PJ	70	£5,214
£280,000		T			42	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	54	£5,185
£175,000	02/03/2021				142	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE	36	£4,861
£397,500		S			9	GILMORE WAY		CHELMSFORD	CM2 7AN	86	£4,622
£345,500	02/03/2021				14	PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	85	£4,065
£250,000		T			61	SAWKINS AVENUE		CHELMSFORD	CM2 9SE	65	£3,846
£425,000	02/03/2021				23	WAVENEY DRIVE		CHELMSFORD	CM1 7PX	112	£3,795
£302,500	02/03/2021	T			36	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA	81	£3,735
£350,000	02/03/2021				21	HAWFINCH WALK	333 I 30DIII III I EIILEIG	CHELMSFORD	CM2 8BD	99	£3,535
£345,000		S			104	PINES ROAD		CHELMSFORD	CM1 2DL	108	£3,194
£615,000	02/03/2021				589	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BS	195	£3,154
£905,000	03/03/2021	D			26	ROXWELL ROAD		CHELMSFORD	CM1 2PP	173	£5,231
£1,200,000	03/03/2021				4	HYDE GREEN	DANBURY	CHELMSFORD	CM1 2PP	255	£4,706
£470,000	03/03/2021	D			43	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 4Q0	103	£4,700
£185,000		T			54	JEFFCUT ROAD	GIVEAT LEIGHS	CHELMSFORD	CM2 6XN	41	£4,503
£465,500	03/03/2021	D			14	RUNSELL VIEW	DANBURY	CHELMSFORD	CM3 4PE	104	£4,476
1400,500	03/03/2021	ט			14	NUINSELL VIEW	DANBURT	CHELINISTORD	CIVIS 4PE	104	14,470

£337,500	03/03/2021	Т	150	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	76	£4,441
£392,500	03/03/2021	D	16	HOLLIS LOCK		CHELMSFORD	CM2 6RR	89	£4,410
£410,000	03/03/2021	D	61	ARBOUR LANE		CHELMSFORD	CM1 7RG	94	£4,362
£345,000	03/03/2021	Т	127	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,259
£595,000	03/03/2021	D	118	POLLARDS GREEN		CHELMSFORD	CM2 6UL	140	£4,250
£325,000	03/03/2021	Т	55	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	77	£4,221
£385,000	03/03/2021	D	154	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	132	£2,917
£192,000	03/03/2021	F	16	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	70	£2,743
£165,000	03/03/2021	F	224	MEADGATE AVENUE		CHELMSFORD	CM2 7LL	67	£2,463
£595,000	04/03/2021	D MILL FARM		DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	N/A	#VALUE!
£545,000	04/03/2021	D	10	ROMAN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PE	103	£5,291
£410,000	04/03/2021	S	1	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DP	91	£4,505
£303,500	04/03/2021	Т	21	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£3,891
£445,000	04/03/2021	D	1	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	118	£3,771
£162,000	04/03/2021	F	104	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	43	£3,767
£195,000	04/03/2021	F	74	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	53	£3,679
£530,000	05/03/2021	D	119	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DL	84	£6,310
£379,950	05/03/2021	S	21	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	68	£5,588
£364,000	05/03/2021	D	2	PLYMOUTH ROAD		CHELMSFORD	CM1 6JG	69	£5,275
£800,000	05/03/2021	D ROSE COTTAGE		WOODHILL ROAD	DANBURY	CHELMSFORD	CM3 4AL	152	£5,263
£510,000	05/03/2021	D PEMBROKE		MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	99	£5,152
£329,000	05/03/2021	Т	6	UPPER BRIDGE ROAD		CHELMSFORD	CM2 ORT	64	£5,141
£493,000	05/03/2021	Т	49	GOLDLAY ROAD		CHELMSFORD	CM2 0EL	96	£5,135
£460,000	05/03/2021	D	36	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	90	£5,111
£625,000	05/03/2021	D	8	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GA	123	£5,081
£263,000	05/03/2021	Т	3	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	53	£4,962
£550,000	05/03/2021	S	15	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	111	£4,955
£418,000	05/03/2021	S	8	ROBJOHNS ROAD		CHELMSFORD	CM1 3AF	86	£4,860
£285,000	05/03/2021	Т	3	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	61	£4,672
£197,000	05/03/2021	F 16 KRESTON HOUSE, 66		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	43	£4,581
£500,000	05/03/2021	S	7	FIRST AVENUE		CHELMSFORD	CM1 1RX	110	£4,545
£395,000	05/03/2021	S	17	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	87	£4,540
£205,000	05/03/2021	F	108	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	46	£4,457
£115,500	05/03/2021	F	16	MEARNS PLACE		CHELMSFORD	CM2 6TT	26	£4,442
£171,500	05/03/2021	F	161	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	39	£4,397
£340,000	05/03/2021	Т	21	SEYMOUR STREET		CHELMSFORD	CM2 0RX	78	£4,359
£410,000	05/03/2021	S	51	CHICHESTER DRIVE		CHELMSFORD	CM1 7SA	95	£4,316
£405,000	05/03/2021	D	1	ROBERT CLOSE		CHELMSFORD	CM2 6FJ	94	£4,309
£330,000	05/03/2021	Т	21	GRANGER ROW		CHELMSFORD	CM1 4WF	77	£4,286
£345,000	05/03/2021	Т	45	MEON CLOSE		CHELMSFORD	CM1 7QG	81	£4,259
£370,000	05/03/2021	S	9	NORTH DELL		CHELMSFORD	CM1 6UP	88	£4,205
£655,000	05/03/2021	D	9	BRAMLEY PLACE		CHELMSFORD	CM2 9TF	159	£4,119
£612,000	05/03/2021	D	18	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HY	149	£4,107
£227,500	05/03/2021	F 7 JOSEPH COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ	56	£4,063
£165,000	05/03/2021	F	27	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	41	£4,024
£250,000	05/03/2021	F	32	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	63	£3,968
£380,000	05/03/2021	S	17	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	97	£3,918
£192,500	05/03/2021	F	62	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	51	£3,775
£330,000	05/03/2021	S	12	TUGBY PLACE		CHELMSFORD	CM1 4XL	88	£3,750

£350,000	05/03/2021	S			36	MEADGATE AVENUE		CHELMSFORD	CM2 7LQ	99	£3,535
£410,000	05/03/2021				16	SADDLE RISE		CHELMSFORD	CM1 6SX	116	£3,534
£391,000	05/03/2021	S			59	BEECHES ROAD		CHELMSFORD	CM1 2RX	115	£3,400
£270,000	05/03/2021	S			19	SHERWOOD DRIVE		CHELMSFORD	CM1 3DL	83	£3,253
£170,000	05/03/2021	F			3	FILLIOLL CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UY	56	£3,036
£390,000	05/03/2021	S			109	KINGS ROAD		CHELMSFORD	CM1 2BD	132	£2,955
£300,000	05/03/2021	S			6	MARKLAY DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NP	104	£2,885
£281,000	05/03/2021	T			4	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU	122	£2,303
£630,000	08/03/2021	S			24	SIXTH AVENUE		CHELMSFORD	CM1 4ED	73	£8,630
£370,000	08/03/2021	D			19	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WZ	52	£7,115
£595,000	08/03/2021	S			5	VAN DIEMANS LANE		CHELMSFORD	CM2 9QJ	122	£4,877
£510,000	08/03/2021	S			23	KINGSTON CRESCENT		CHELMSFORD	CM2 6DN	110	£4,636
£207,000	08/03/2021	F	10	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	45	£4,600
£382,500	08/03/2021	S			170	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AH	87	£4,397
£368,000	08/03/2021	S			63	PADDOCK DRIVE		CHELMSFORD	CM1 6UX	85	£4,329
£520,000	08/03/2021	D		ROBIN COTTAGE		GRANGE ROAD	PLESHEY	CHELMSFORD	CM3 1HZ	124	£4,194
£580,000	08/03/2021	D			2	BUCKLEYS		CHELMSFORD	CM2 7DY	139	£4,173
£350,000	08/03/2021	T			5	YARWOOD ROAD		CHELMSFORD	CM2 6EJ	85	£4,118
£158,000	08/03/2021	F			7	WIDFORD CHASE		CHELMSFORD	CM2 8SZ	42	£3,762
£225,000	08/03/2021	S			33	TRINITY ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5DE	80	£2,813
£105,000	08/03/2021	F			20	GERARD GARDENS		CHELMSFORD	CM2 9GD	50	£2,100
£390,000	09/03/2021	D		MALTINGS HOUSE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3JD	57	£6,842
£1,090,000	09/03/2021	D		HOLLYHOCKS		NATHANS LANE	WRITTLE	CHELMSFORD	CM1 3RF	161	£6,770
£317,000	09/03/2021				4	AUBREY CLOSE		CHELMSFORD	CM1 4EJ	60	£5,283
£252,000	09/03/2021	S			62	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	54	£4,667
£490,000	09/03/2021				60	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	108	£4,537
£375,000	09/03/2021	T			37	SKYLARK WALK		CHELMSFORD	CM2 8BA	86	£4,360
£104,000	09/03/2021	F			19	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WQ	27	£3,852
£485,000	09/03/2021	D		SHIELING	- 13	BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4JR	133	£3,647
£450,000	09/03/2021	T		STILLING	3		Britteenti	CHELMSFORD	CM1 4FD	129	£3,488
£153,000	09/03/2021	F	FLAT 8	TRELAWN	<u> </u>	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	47	£3,255
£220,000	09/03/2021	T	12110	THE CONTRACTOR OF THE CONTRACT	58	RUTLAND ROAD	BOILEIDAN	CHELMSFORD	CM1 4BH	77	£2,857
£615,000	09/03/2021	D			1	LONGLEAT CLOSE		CHELMSFORD	CM1 4DQ	221	£2,783
£740,000	10/03/2021				4	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	140	£5,286
£800,000	10/03/2021	D		THE HUTCH	4	NEW COURT ROAD		CHELMSFORD	CM2 6BZ	161	£4,969
£520,000	10/03/2021	D		THE HOTCH	1	LITTLE NELL		CHELMSFORD	CM1 4YL	109	£4,771
£310,000	10/03/2021	T			23	MOUNTBATTEN WAY		CHELMSFORD	CM1 4YL	69	£4,771 £4,493
£685,000	10/03/2021				10	COLVIN CHASE	GALLEYWOOD	CHELMSFORD	CM2 8QQ	157	
		T			35	HOLMANS					£4,363
£338,000	10/03/2021						BOREHAM SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 3EY	82	£4,122
£292,000	10/03/2021				3	CHARLOTTE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NA	75	£3,893
£497,500	10/03/2021	S			51	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JL	131	£3,798
£320,000	10/03/2021				59	SHELLEY ROAD	222112212	CHELMSFORD	CM2 6ES	86	£3,721
£431,250	10/03/2021	S			35	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	120	£3,594
£540,000	10/03/2021				6	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EE	152	£3,553
£340,000	10/03/2021	T			4	CHURCHILL RISE		CHELMSFORD	CM1 6FD	102	£3,333
£340,000	10/03/2021	T			126	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LL	102	£3,333
£2,250,000	10/03/2021	D		SMALLWATER LODGE		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HN	725	£3,103
£462,750	10/03/2021	T			13	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	160	£2,892
£360,000	10/03/2021	D			2	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	169	£2,130

CE CO 000	44 /02 /2024	<u> </u>			247	DESUM (ELANIS		CHELAGEODD	Ch 42 OCU	400	CF 400
£560,000	11/03/2021			=	217	BEEHIVE LANE		CHELMSFORD	CM2 9SH	102	£5,490
£630,000	11/03/2021	D		THE BUNGALOW		INGATESTONE ROAD	HIGHWOOD	CHELMSFORD	CM1 3QY	115	£5,478
£237,500	11/03/2021	F		40A	25	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	46	£5,163
£542,000	11/03/2021	T			35	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,632
£415,000	11/03/2021				54	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL	99	£4,192
£191,000	11/03/2021		FLAT 2	DAIRY COURT, 35		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG	46	£4,152
£621,500	11/03/2021				31	ROUS CHASE	GALLEYWOOD	CHELMSFORD	CM2 8QF	154	£4,036
£442,500	11/03/2021	<u>S</u>			48	BEEHIVE LANE		CHELMSFORD	CM2 9RP	110	£4,023
£365,000	11/03/2021				26	HAVENGORE		CHELMSFORD	CM1 6JR	95	£3,842
£297,500	11/03/2021	T			1	NORFOLK DRIVE		CHELMSFORD	CM1 4AG	86	£3,459
£296,000	11/03/2021				9	RUSKIN ROAD	DANIBURY	CHELMSFORD	CM2 6HN	94	£3,149
£570,000	12/03/2021	T			2	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4FH	N/A	#VALUE!
£320,000	12/03/2021				1	LAWN LANE		CHELMSFORD	CM1 6NP	26	£12,308
£295,000	12/03/2021	S			3	WILLOW GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 8RA	47	£6,277
£336,500	12/03/2021				16	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	63	£5,341
£285,000	12/03/2021	S			91	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	54	£5,278
£430,000	12/03/2021				133	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	84	£5,119
£485,000	12/03/2021	D			21	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	96	£5,052
£580,000	12/03/2021				6	OLD SCHOOL FIELD		CHELMSFORD	CM1 7HU	116	£5,000
£625,000	12/03/2021	S			22	WOOLMERS MEAD	PLESHEY	CHELMSFORD	CM3 1HH	127	£4,921
£432,500	12/03/2021			19B		BEECHES ROAD		CHELMSFORD	CM1 2RX	88	£4,915
£297,500	12/03/2021	S			10	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	61	£4,877
£335,000	12/03/2021				16	SOUTHER CROSS	GOOD EASTER	CHELMSFORD	CM1 4RX	69	£4,855
£545,000	12/03/2021	D			15	LITTLE FIELDS	DANBURY	CHELMSFORD	CM3 4UR	115	£4,739
£475,000	12/03/2021				69	MILDMAY ROAD		CHELMSFORD	CM2 0DR	101	£4,703
£345,000	12/03/2021	S			70	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED	74	£4,662
£395,000	12/03/2021				15	MEWS COURT		CHELMSFORD	CM2 9PF	85	£4,647
£325,000	12/03/2021	<u>S</u>			7	KIRK PLACE		CHELMSFORD	CM2 6TN	70	£4,643
£435,000	12/03/2021				4	WHITLEY LINK		CHELMSFORD	CM2 9FX	95	£4,579
£165,000	12/03/2021	F			81	CHESTER PLACE	2.1.2.2.4	CHELMSFORD	CM1 4NQ	37	£4,459
£650,000	12/03/2021				6	RUNSELL CLOSE	DANBURY	CHELMSFORD	CM3 4PQ	146	£4,452
£385,000	12/03/2021	S			35	HOLLIS LOCK		CHELMSFORD	CM2 6RR	87	£4,425
£315,000	12/03/2021				77	SANDFORD ROAD		CHELMSFORD	CM2 6DE	72	£4,375
£446,000	12/03/2021	S		100A		WRITTLE ROAD		CHELMSFORD	CM1 3BU	102	£4,373
£332,000	12/03/2021				51	BAKER STREET	0.5.5.5.5.0.0	CHELMSFORD	CM2 0SA	77	£4,312
£423,000	12/03/2021	S			23	CHATLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NU	101	£4,188
£190,000	12/03/2021				58	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	46	£4,130
£295,500	12/03/2021	F			12	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	72	£4,104
£325,000	12/03/2021				186	CHIGNAL ROAD		CHELMSFORD	CM1 2JE	81	£4,012
£240,000	12/03/2021	F			18	WICKS PLACE		CHELMSFORD	CM1 2GH	62	£3,871
£278,000	12/03/2021				1	PEARL SQUARE		CHELMSFORD	CM2 9FP	72	£3,861
£565,000	12/03/2021	S			62	GREENWAYS		CHELMSFORD	CM1 4EF	151	£3,742
£770,000	12/03/2021				146	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	208	£3,702
£375,000	12/03/2021	D			116	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	104	£3,606
£415,000	12/03/2021				20	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF	116	£3,578
£293,000	12/03/2021	T			6	PLOVER WALK		CHELMSFORD	CM2 8XX	82	£3,573
£280,500	12/03/2021				14	HATFIELD GROVE		CHELMSFORD	CM1 3DF	81	£3,463
£520,000	12/03/2021	T			67	CORNELIUS VALE		CHELMSFORD	CM2 6GY	170	£3,059
£288,000	12/03/2021				26	ST MICHAELS WALK		CHELMSFORD	CM2 8SG	95	£3,032

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£193,000	12/03/2021	F			90	COVAL LANE		CHELMSFORD	CM1 1TG	66	£2,924
£324,000	12/03/2021	Т			8	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	120	£2,700
£360,000	12/03/2021	S			45	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	154	£2,338
£342,000	14/03/2021				58	MEON CLOSE		CHELMSFORD	CM1 7QQ	86	£3,977
£335,000	15/03/2021	Т			5	BUCKINGHAM COURT	SPRINGFIELD	CHELMSFORD	CM2 6XW	N/A	#VALUE!
£410,000	15/03/2021				37	BEEHIVE LANE		CHELMSFORD	CM2 9TQ	N/A	#VALUE!
£525,000	15/03/2021	D		BARNARDS		THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QN	100	£5,250
£390,000	15/03/2021				2	FAIRWAY		CHELMSFORD	CM2 9TX	76	£5,132
£477,500	15/03/2021	Т			13	RIVERSIDE		CHELMSFORD	CM2 6LL	94	£5,080
£415,000	15/03/2021				61	RUBENS GATE		CHELMSFORD	CM1 6GW	86	£4,826
£350,000	15/03/2021	S			33	KINGS ROAD		CHELMSFORD	CM1 4HR	76	£4,605
£490,000	15/03/2021	S			5	YELDHAM LOCK		CHELMSFORD	CM2 6RP	108	£4,537
£285,000	15/03/2021	Т			50	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS	63	£4,524
£265,000	15/03/2021	T			6	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£4,492
£460,000	15/03/2021	D			18	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	104	£4,423
£515,000	15/03/2021	S			15	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP	119	£4,328
£575,000	15/03/2021	D			142	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	136	£4,228
£550,000	15/03/2021	D			9	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN	131	£4,198
£480,000	15/03/2021	S			74	DORSET AVENUE		CHELMSFORD	CM2 9UB	117	£4,103
£545,000	15/03/2021	S			67	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DJ	138	£3,949
£335,000	15/03/2021	S			5	AVON ROAD		CHELMSFORD	CM1 2JX	85	£3,941
£380,000	15/03/2021	S		WEST WARREN COTTAGE		ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RU	98	£3,878
£395,000	15/03/2021	S			7	CANUDEN ROAD		CHELMSFORD	CM1 2SU	102	£3,873
£195,000	15/03/2021	F			61	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	52	£3,750
£510,000	15/03/2021	D			120	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN	147	£3,469
£398,000	15/03/2021	S			76	RAVENSBOURNE DRIVE		CHELMSFORD	CM1 2SL	129	£3,085
£375,000	15/03/2021	S			28	BERWICK AVENUE		CHELMSFORD	CM1 4AS	125	£3,000
£1,075,000	16/03/2021	D		MEADOW VIEW		CHIGNAL ROAD	CHIGNAL SMEALEY	CHELMSFORD	CM1 4SY	N/A	#VALUE!
£580,000	16/03/2021	S			27	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	N/A	#VALUE!
£380,000		D		SIROA		BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LP	59	£6,441
£380,000	16/03/2021	Т			75	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH	79	£4,810
£280,000	16/03/2021	F	FLAT 4	1 ST. JOHNS COURT		MOULSHAM STREET		CHELMSFORD	CM2 0JD	61	£4,590
£585,000	16/03/2021	D			10	SPALDING WAY		CHELMSFORD	CM2 7NZ	128	£4,570
£292,000	16/03/2021				25	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	66	£4,424
£256,000	16/03/2021	F			57	BURNELL GATE		CHELMSFORD	CM1 6ED	58	£4,414
£425,000	16/03/2021				30	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	103	£4,126
£367,500	16/03/2021	T			26	ALLEN WAY	SPRINGFIELD	CHELMSFORD	CM2 6GF	91	£4,038
£430,000	16/03/2021	T			62	MANOR ROAD	2.1	CHELMSFORD	CM2 0ER	109	£3,945
£610,000	16/03/2021	D			8	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	171	£3,567
£435,000	16/03/2021				24	TROUBRIDGE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YF	125	£3,480
£290,000	16/03/2021	F			26	HAYES CLOSE	550111 WOODII/WITEIMENS	CHELMSFORD	CM2 ORN	87	£3,333
£470,000	16/03/2021				62	GILMORE WAY		CHELMSFORD	CM2 7AP	142	£3,310
£1,400,000	17/03/2021	D			5	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMISFORD	CM3 4UJ	233	£6,009
£1,400,000 £375,000	17/03/2021				2	STARBOARD VIEW	SOUTH WOODHAM FERRERS	CHELMISFORD	CM3 5GR	68	£5,515
£475,000	17/03/2021	S			15	MALTESE ROAD	SOUTH WOODHAW FERRERS	CHELMSFORD	CM1 2PB	88	£5,398
£310,000	17/03/2021				6	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	58	£5,345
£305,000	17/03/2021	S			46		SOUTH WOODHAM FERRERS		CM3 4XG	66	
		T			64	EAST BRIDGE ROAD HAMBERTS ROAD		CHELMSFORD	CM3 55D	79	£4,621
£315,000 £238,000	17/03/2021	T T			46		SOUTH WOODHAM FERRERS	CHELMSFORD		63	£3,987
£238,000	17/03/2021	ı			46	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	63	£3,778

£290,000	17/03/2021	Т		15	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	78	£3,718
£210,005	17/03/2021	F		31	SALTER PLACE		CHELMSFORD	CM2 6UU	58	£3,621
£445,000	17/03/2021	D		34	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	138	£3,225
£140,000	18/03/2021	Т		124	LINNET DRIVE		CHELMSFORD	CM2 8AG	N/A	#VALUE!
£430,000	18/03/2021	D		59	WALLACE CRESCENT		CHELMSFORD	CM2 9QN	51	£8,431
£610,000	18/03/2021	D		5	OAKLANDS CRESCENT		CHELMSFORD	CM2 9PP	105	£5,810
£400,000	18/03/2021	D		20	SHELDRICK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	86	£4,651
£270,000	18/03/2021	S		18	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£4,576
£435,000	18/03/2021	S		18	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP	97	£4,485
£375,000	18/03/2021	S		28	REMBRANDT GROVE		CHELMSFORD	CM1 6GH	94	£3,989
£700,000	18/03/2021	D	SHEPHERDS		OLD CHURCH ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8BG	184	£3,804
£305,000	18/03/2021	Т		243	BADDOW ROAD		CHELMSFORD	CM2 7QA	85	£3,588
£900,000	18/03/2021	D		110	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DT	259	£3,475
£205,000	18/03/2021	F	75A		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	60	£3,417
£450,000	18/03/2021	Т		6	CROZIER TERRACE		CHELMSFORD	CM2 6YW	132	£3,409
£176,000	18/03/2021	Т		38	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	66	£2,667
£730,000	19/03/2021	D	TUDOR HOUSE		MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	N/A	#VALUE!
£880,000	19/03/2021	D		25	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	100	£8,800
£430,000	19/03/2021	D		3	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	83	£5,181
£657,500	19/03/2021	S		203	BEEHIVE LANE		CHELMSFORD	CM2 9SH	130	£5,058
£450,000	19/03/2021	D		113	WATERHOUSE LANE		CHELMSFORD	CM1 2RY	90	£5,000
£530,000	19/03/2021	D		13	WELLER GROVE		CHELMSFORD	CM1 4YJ	106	£5,000
£560,000	19/03/2021	D		7	MILDMAYS	DANBURY	CHELMSFORD	CM3 4DP	112	£5,000
£535,000	19/03/2021	D		80	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	112	£4,777
£300,000	19/03/2021	F		48	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	63	£4,762
£750,000	19/03/2021	D		1	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	158	£4,747
£665,000	19/03/2021		CORNER COTTAGE		LARKS LANE	GREAT WALTHAM	CHELMSFORD	CM3 1AD	143	£4,650
£295,000		S		2	TURKEY OAKS		CHELMSFORD	CM1 7SR	66	£4,470
£200,000	19/03/2021	F		39	HOBART CLOSE		CHELMSFORD	CM1 2ES	46	£4,348
£462,500	19/03/2021	S		77	CHERRY GARDEN ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1DH	108	£4,282
£364,000		Т		61	MARCONI ROAD		CHELMSFORD	CM1 1LR	87	£4,184
£485,000	19/03/2021	S		5	CONDOR GATE		CHELMSFORD	CM3 3FU	118	£4,110
£600,000	19/03/2021	D		79	WRITTLE ROAD		CHELMSFORD	CM1 3BS	151	£3,974
£903,250	19/03/2021	D		12	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	229	£3,944
£630,000	19/03/2021	D		23	DUNMORE ROAD		CHELMSFORD	CM2 6RY	162	£3,889
£320,000	19/03/2021	S		27	CLYDE CRESCENT		CHELMSFORD	CM1 2LJ	84	£3,810
£198,000	19/03/2021	F		34	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	52	£3,808
£131,500	19/03/2021	F FLAT 6	SPRINGBOK HOUSE		HEYCROFT WAY		CHELMSFORD	CM2 8JH	35	£3,757
£165,000	19/03/2021	F		32	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS	44	£3,750
£618,500	19/03/2021	D		3	LEEFORD		CHELMSFORD	CM1 4WT	165	£3,748
£535,000	19/03/2021	D		29	WINCHELSEA DRIVE		CHELMSFORD	CM2 9TL	143	£3,741
£336,000	19/03/2021	Т		9	MARKLAY DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NP	92	£3,652
£400,000	19/03/2021	D		13	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP	110	£3,636
£218,000	19/03/2021			82	HARBERD TYE		CHELMSFORD	CM2 9GJ	62	£3,516
£415,000	19/03/2021			40	THE DRIVE		CHELMSFORD	CM1 4JS	119	£3,487
£385,000		S		25	AVON ROAD		CHELMSFORD	CM1 2JX	114	£3,377
£275,000		Т		66	NOAKES AVENUE		CHELMSFORD	CM2 8EW	83	£3,313
£615,000		D		43	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH	204	£3,015
£153,000	19/03/2021			3	MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY	51	£3,000

£282,000		Т	10	CATHERINE CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UX	94	£3,000
£305,000		Т	6	CHURCH GREEN	BROOMFIELD	CHELMSFORD	CM1 7BD	49	£6,224
£365,000		S	26	VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PA	64	£5,703
£350,000	, , -	Т	3	ANCHOR TERRACE		CHELMSFORD	CM2 0JX	70	£5,000
£350,000		S	11	MASHBURY ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1EN	81	£4,321
£935,000	22/03/2021		54	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	218	£4,289
£495,000		D	53	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	118	£4,195
£345,000	22/03/2021		12	SAWKINS CLOSE		CHELMSFORD	CM2 9SA	85	£4,059
£870,000		D	144	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NY	215	£4,047
£372,500	22/03/2021		45	TOWN CROFT		CHELMSFORD	CM1 4JX	95	£3,921
£725,000	22/03/2021	D	74	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AF	205	£3,537
£500,000	22/03/2021		15	QUEEN STREET		CHELMSFORD	CM2 0JS	149	£3,356
£115,000	, , -	F 111	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA	47	£2,447
£349,000	23/03/2021	S	18	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WN	66	£5,288
£910,000	23/03/2021	D	ELKINS COTTAGE	COCK LANE	HIGHWOOD	CHELMSFORD	CM1 3RB	177	£5,141
£508,000	23/03/2021	D	9	WIGGINS VIEW	SPRINGFIELD	CHELMSFORD	CM2 6GP	107	£4,748
£367,500	23/03/2021	S	18	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	78	£4,712
£325,000	23/03/2021		17	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR	71	£4,577
£327,000	23/03/2021	Т	290	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	73	£4,479
£337,000	23/03/2021	S	403	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7EJ	77	£4,377
£920,000	23/03/2021	D	20	ROBINSON GATE	SPRINGFIELD	CHELMSFORD	CM1 6AT	213	£4,319
£432,000	23/03/2021	D	24	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UQ	107	£4,037
£630,000	23/03/2021	F	6	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	157	£4,013
£400,000	23/03/2021	Т	2	PEEL ROAD		CHELMSFORD	CM2 6AQ	101	£3,960
£340,000	23/03/2021	S	24	CUMBERLAND CRESCENT		CHELMSFORD	CM1 4AJ	87	£3,908
£455,000	23/03/2021	D	13	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR	123	£3,699
£325,000	23/03/2021	Т	35	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	88	£3,693
£144,000	23/03/2021	F	107	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	39	£3,692
£275,000	23/03/2021	Т	12	MOSS WALK		CHELMSFORD	CM2 9ED	79	£3,481
£410,000	23/03/2021	S	58	NICKLEBY ROAD		CHELMSFORD	CM1 4UF	119	£3,445
£725,000	23/03/2021	Т	56	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	234	£3,098
£755,000	23/03/2021	D	MERRION	MAIN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PA	447	£1,689
£495,000	24/03/2021	S	17	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	72	£6,875
£500,000	24/03/2021	S	20	CHEQUERS ROAD	WRITTLE	CHELMSFORD	CM1 3NQ	81	£6,173
£610,000	24/03/2021	D	WYOMING	RIGNALS LANE		CHELMSFORD	CM2 8QU	99	£6,162
£1,800,000	24/03/2021	D	WOODLANDS	COLAM LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SY	325	£5,538
£625,000	24/03/2021	D	105	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3ND	117	£5,342
£408,000	24/03/2021	D	128	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,165
£335,000	24/03/2021	Т	29	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	70	£4,786
£287,500	24/03/2021	Т	1	RIVERSIDE PLACE	WRITTLE	CHELMSFORD	CM1 3EU	61	£4,713
£315,000	24/03/2021	S	5	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN	71	£4,437
£350,000	24/03/2021	D	2	ROBJOHNS ROAD		CHELMSFORD	CM1 3AF	79	£4,430
£475,000	24/03/2021	D	113	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	108	£4,398
£232,500	24/03/2021	F 2	THE GABLES	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UQ	55	£4,227
£345,000	24/03/2021	S	23A	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	84	£4,107
£200,000	24/03/2021	F	129	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	50	£4,000
£330,000	24/03/2021	Т	5 PERTWEE MEWS	WRITTLE ROAD		CHELMSFORD	CM1 3BL	87	£3,793
£375,000	24/03/2021	S 4	WOODSIDE COTTAGES	NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	99	£3,788
£325,000	24/03/2021	S	21	BOYNE DRIVE		CHELMSFORD	CM1 7QW	86	£3,779

£782,000	24/03/2021	D			14	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	215	£3,637
£356,000	24/03/2021	S			46	CHESTNUT WALK		CHELMSFORD	CM1 4JT	98	£3,633
£336,600	24/03/2021	D			45	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NA	94	£3,581
£290,000	24/03/2021	Т			6	WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA	83	£3,494
£490,000	24/03/2021	D			23	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WT	141	£3,475
£388,000	24/03/2021	S			20	HULTON CLOSE	BOREHAM	CHELMSFORD	CM3 3BU	113	£3,434
£476,000	24/03/2021	S			8	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	150	£3,173
£161,250	24/03/2021	F			25	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	59	£2,733
£262,000	24/03/2021	F		84C		BROOMFIELD ROAD		CHELMSFORD	CM1 1SS	98	£2,673
£160,000	24/03/2021	T			303	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AX	65	£2,462
£80,850	24/03/2021	F	FLAT 54	WELLS CRESCENT		VIADUCT ROAD		CHELMSFORD	CM1 1GR	62	£1,304
£578,000	25/03/2021	T	5	CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR	98	£5,898
£215,000	25/03/2021	T			30	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£5,119
£795,000	25/03/2021	D			11	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DL	164	£4,848
£460,000	25/03/2021	D		36A		VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PA	95	£4,842
£698,500	25/03/2021	D			28	GORDON ROAD		CHELMSFORD	CM2 9LL	150	£4,657
£360,000	25/03/2021	S			64	CORPORATION ROAD		CHELMSFORD	CM1 2AR	81	£4,444
£350,000	25/03/2021	S			24	BAKER STREET		CHELMSFORD	CM2 0SF	80	£4,375
£338,000	25/03/2021	S			10	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	78	£4,333
£520,000	25/03/2021	D			9	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	126	£4,127
£464,500	25/03/2021	S			13	UPPER BRIDGE ROAD		CHELMSFORD	CM2 ORT	113	£4,111
£338,000	25/03/2021	S			34	SADDLE RISE		CHELMSFORD	CM1 6SX	83	£4,072
£316,500	25/03/2021	Т			79	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	78	£4,058
£380,000	25/03/2021	S			49	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	94	£4,043
£360,000		Т			54	BISHOP ROAD		CHELMSFORD	CM1 1PX	95	£3,789
£650,000	25/03/2021	D			121	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW	175	£3,714
£1,050,000	25/03/2021	D		SANBURY		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SE	283	£3,710
£675,000	25/03/2021	D			67	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NA	182	£3,709
£350,000		Т			276	BADDOW ROAD		CHELMSFORD	CM2 9QX	97	£3,608
£175,000	25/03/2021	F			114	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	50	£3,500
£322,500	25/03/2021	Т			9	RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH	108	£2,986
£122,500	25/03/2021	F	24	WATERHOUSE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	93	£1,317
£695,000	26/03/2021	D		SIGNPOST COTTAGE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	N/A	#VALUE!
£400,000	26/03/2021	T			116	HEATH DRIVE		CHELMSFORD	CM2 9HG	66	£6,061
£490,000		S			13	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ	88	£5,568
£292,500	26/03/2021	T			10	BEEHIVE LANE		CHELMSFORD	CM2 9SX	57	£5,132
£690,000		D			103	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BZ	135	£5,111
£317,500	26/03/2021	T			230	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	68	£4,669
£670,000	26/03/2021	D			23	OLD BELL LANE	RETTENDON COMMON	CHELMSFORD	CM3 8EH	145	£4,621
£540,000	26/03/2021	D			24	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£4,538
£300,000	26/03/2021	F			16	MARY MUNNION QUARTER	GREAT BABBOTT	CHELMSFORD	CM2 9FT	67	£4,478
£285,000	26/03/2021	D			19	FOXGLOVE WAY		CHELMSFORD	CM1 6QS	65	£4,385
£520,000		S			13	WIDFORD GROVE		CHELMSFORD	CM1 6Q3	119	£4,385
£454,000	26/03/2021	D D			5	DAFFODIL WAY		CHELMSFORD	CM2 9A1 CM1 6XB	104	£4,365
£454,000 £212,500	26/03/2021				16	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM1 6XB	49	£4,365 £4,337
£334,000	26/03/2021	T T			2		3001H WOODHAW FERRERS	CHELMSFORD		78	
				DOCEMARY COTTAGE		PYMS ROAD	LITTLE LEICHS		CM2 8PY	143	£4,282
£610,000		D		ROSEMARY COTTAGE	22	HORNELLS CORNER	LITTLE LEIGHS	CHELMSFORD	CM3 1QW		£4,266
£372,500	26/03/2021	S			33	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU	88	£4,233
£318,800	26/03/2021	T			356	LINNET DRIVE		CHELMSFORD	CM2 8AL	76	£4,195

£225,000		F	58	3	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	55	£4,091
£380,000	26/03/2021		ROSE COTTAGE		MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DJ	93	£4,086
£415,000	26/03/2021	D	6		HASELFOOT ROAD	BOREHAM	CHELMSFORD	CM3 3EE	102	£4,069
£355,000	26/03/2021	Т	98		HEATH DRIVE		CHELMSFORD	CM2 9HG	88	£4,034
£275,000	26/03/2021	F	34		HAYES CLOSE		CHELMSFORD	CM2 0RN	69	£3,986
£305,000	26/03/2021		284	1	LINNET DRIVE		CHELMSFORD	CM2 8AJ	79	£3,861
£775,000	26/03/2021	D	FORDHAMS		CHURCH LANE	FORD END	CHELMSFORD	CM3 1LH	201	£3,856
£208,000	26/03/2021	F	54		STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL	54	£3,852
£350,000	26/03/2021	Т			HENRY ROAD		CHELMSFORD	CM1 1RG	92	£3,804
£500,000	26/03/2021		20		HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	132	£3,788
£445,000	26/03/2021	S	20		MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AH	121	£3,678
£340,000	26/03/2021	S	54		CYPRESS DRIVE		CHELMSFORD	CM2 9LU	93	£3,656
£218,000	26/03/2021	F	24		RAINSFORD LANE		CHELMSFORD	CM1 2QR	61	£3,574
£413,000	26/03/2021	D	24		CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	138	£2,993
£160,000	26/03/2021	F	24		EPPING CLOSE		CHELMSFORD	CM1 2TH	54	£2,963
£455,000	26/03/2021	S	9	9	OLD CROFT CLOSE	GOOD EASTER	CHELMSFORD	CM1 4SJ	188	£2,420
£90,900	26/03/2021	F	182	2	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	62	£1,466
£310,000	29/03/2021	Т	91	L	ROBIN WAY		CHELMSFORD	CM2 8AU	N/A	#VALUE!
£525,000	29/03/2021	S	HAZELBERRIES		SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DG	N/A	#VALUE!
£285,000	29/03/2021	S	5	5	BELGRAVE CLOSE		CHELMSFORD	CM2 9TS	52	£5,481
£385,000	29/03/2021	Т	34	1	BISHOP ROAD		CHELMSFORD	CM1 1PX	74	£5,203
£1,200,000	29/03/2021	D	LINGARD		COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN	236	£5,085
£535,000	29/03/2021	S	29	)	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DP	106	£5,047
£390,000	29/03/2021	S	21	L	HEATH DRIVE		CHELMSFORD	CM2 9HB	83	£4,699
£485,000	29/03/2021	S	47	7	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	104	£4,663
£600,000	29/03/2021	S	15	5	MOULSHAM DRIVE		CHELMSFORD	CM2 9PX	129	£4,651
£842,000	29/03/2021	D	VESPERS		NATHANS LANE	WRITTLE	CHELMSFORD	CM1 3RF	186	£4,527
£280,000	29/03/2021	Т	30	)	ROMAN ROAD		CHELMSFORD	CM2 0HA	62	£4,516
£166,000	29/03/2021	Т	14	1	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	37	£4,486
£345,000	29/03/2021	S	139	9	BADDOW ROAD		CHELMSFORD	CM2 7PY	77	£4,481
£230,000	29/03/2021	F	24	1	STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB	52	£4,423
£475,000	29/03/2021	Т	51	L	HAMLET ROAD		CHELMSFORD	CM2 0ET	108	£4,398
£465,000	29/03/2021	D	150	)	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	106	£4,387
£350,000	29/03/2021	Т	30	)	SHELDRICK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	80	£4,375
£400,000	29/03/2021	D	22	2	TROUBRIDGE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YF	92	£4,348
£152,000	29/03/2021	F	78	3	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WG	35	£4,343
£670,000	29/03/2021	D	210		INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WU	155	£4,323
£295,000	29/03/2021	F	36	5	HAYES CLOSE		CHELMSFORD	CM2 0RN	71	£4,155
£571,000	29/03/2021	S	10	)	PRYKES DRIVE		CHELMSFORD	CM1 1TP	139	£4,108
£226,000	29/03/2021	F	207	7	DURRANT COURT		CHELMSFORD	CM1 1UE	56	£4,036
£535,000	29/03/2021	D	616	5	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	133	£4,023
£715,000	29/03/2021	D	259	)	BEEHIVE LANE		CHELMSFORD	CM2 9SJ	180	£3,972
£297,000	29/03/2021	Т	50	)	SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1GU	75	£3,960
£387,500	29/03/2021	S	9	)	ASHMEADS		CHELMSFORD	CM2 9FJ	98	£3,954
£315,000	29/03/2021	S	52	2	OSPREY WAY		CHELMSFORD	CM2 8XU	80	£3,938
£380,000	29/03/2021	S	321	L	BROOMFIELD ROAD		CHELMSFORD	CM1 4DU	97	£3,918
£200,000	29/03/2021	F	54	1	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	52	£3,846
£515,000	29/03/2021	S	28	3	ST CATHERINES ROAD		CHELMSFORD	CM1 2SP	137	£3,759
£215,000	29/03/2021	F	321	L	DURRANT COURT		CHELMSFORD	CM1 1UE	58	£3,707
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£344,000	29/03/2021			4	OSEA WAY		CHELMSFORD	CM1 6JT	95	£3,621
£372,000	29/03/2021	Т		110	LIME WALK		CHELMSFORD	CM2 9NJ	103	£3,612
£280,000	29/03/2021			23	HAREWOOD ROAD		CHELMSFORD	CM1 3DQ	83	£3,373
£360,000	29/03/2021			14	HARROW WAY		CHELMSFORD	CM2 7AS	107	£3,364
£690,200	29/03/2021		WILLOW		SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL	221	£3,123
£520,000		S		5	FORREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	172	£3,023
£250,000	29/03/2021			COTTAGE	CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DE	108	£2,315
£321,000	30/03/2021	D	TANGLE		BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LS	N/A	#VALUE!
£427,500	30/03/2021			29	DANE ROAD		CHELMSFORD	CM1 2SS	40	£10,688
£450,000	30/03/2021	D		1	KERBY RISE		CHELMSFORD	CM2 6UY	68	£6,618
£447,000	30/03/2021			12	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	87	£5,138
£260,000	30/03/2021	Т		34	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE	52	£5,000
£400,000	30/03/2021			4	WEYMOUTH ROAD		CHELMSFORD	CM1 6LW	81	£4,938
£435,000	30/03/2021	D		28	GILMORE WAY		CHELMSFORD	CM2 7AW	89	£4,888
£327,525	30/03/2021			70	WRITTLE ROAD		CHELMSFORD	CM1 3BU	68	£4,817
£336,000	30/03/2021	S		6	HILLARY CLOSE		CHELMSFORD	CM1 7RP	80	£4,200
£600,000	30/03/2021			38	CANFORD CLOSE		CHELMSFORD	CM2 9RG	147	£4,082
£385,000	30/03/2021	S		9	RECTORY CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3LT	98	£3,929
£285,000	30/03/2021			13	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	78	£3,654
£700,000	30/03/2021	S		12	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	196	£3,571
£300,000	30/03/2021	Т		7	MAYDENE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ND	86	£3,488
£200,000	30/03/2021	F		18	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ	60	£3,333
£176,000	30/03/2021	F FLAT 10	) TRELAW	N	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	54	£3,259
£373,000	30/03/2021	S		3	NABBOTT ROAD		CHELMSFORD	CM1 2SW	120	£3,108
£345,000	30/03/2021	S		15	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX	116	£2,974
£370,000	30/03/2021	Т		15	BERWICK AVENUE		CHELMSFORD	CM1 4AN	125	£2,960
£345,000	30/03/2021	S		44	GREEN LANE	ROXWELL	CHELMSFORD	CM1 4NA	124	£2,782
£660,000	30/03/2021	D		21	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE	245	£2,694
£195,000	31/03/2021	F		41	GERARD GARDENS		CHELMSFORD	CM2 9GD	30	£6,500
£740,000	31/03/2021	D	CORNER	WAYS	LINKS DRIVE		CHELMSFORD	CM2 9AW	124	£5,968
£470,627	31/03/2021	F	2 MIAMI H	OUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	83	£5,670
£340,000	31/03/2021	Т		134	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	64	£5,313
£820,000	31/03/2021	D	FIRCROF	Т	LINKS DRIVE		CHELMSFORD	CM2 9AW	157	£5,223
£459,500	31/03/2021	D	CYGNETS	; ;	MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	89	£5,163
£402,000	31/03/2021	D		51	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	80	£5,025
£260,000	31/03/2021	F FLAT 34	ROBERTS	COURT	BADDOW ROAD		CHELMSFORD	CM2 9RQ	52	£5,000
£535,000	31/03/2021	D		43	BROOK END ROAD SOUTH		CHELMSFORD	CM2 6NZ	108	£4,954
£675,000	31/03/2021	D		7	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH	142	£4,754
£195,000	31/03/2021	Т		42	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	42	£4,643
£535,000	31/03/2021	D		17	CONDOR GATE		CHELMSFORD	CM3 3FU	116	£4,612
£425,000	31/03/2021	D		7	THE LAURELS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LH	94	£4,521
£610,000	31/03/2021	D	78A		MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QW	140	£4,357
£435,000	31/03/2021	S		11	SOUTHVIEW TERRACE	DANBURY	CHELMSFORD	CM3 4DY	100	£4,350
£161,000	31/03/2021	F		73	CHESTER PLACE		CHELMSFORD	CM1 4NQ	38	£4,237
£190,000	31/03/2021	F FLAT 1	BURWO	DD COURT	GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	48	£3,958
£315,000	31/03/2021	T		9	ARBOUR LANE		CHELMSFORD	CM1 7RG	80	£3,938
£365,000	31/03/2021	T		47	MARCONI ROAD		CHELMSFORD	CM1 1LR	94	£3,883
£330,000	31/03/2021	S		19	JOHNSON ROAD		CHELMSFORD	CM2 7JL	85	£3,882
£325,000	31/03/2021	T		156	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DP	84	£3,869
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£202,500	31/03/2021	F		66	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	53	£3,821
£535,000	31/03/2021			77	WRITTLE ROAD		CHELMSFORD	CM1 3BS	142	£3,768
£290,000	31/03/2021	Т		150	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	82	£3,537
£550,000	31/03/2021			28	CORPORATION ROAD		CHELMSFORD	CM1 2AR	158	£3,481
£210,000	31/03/2021	F		198	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	63	£3,333
£141,000	31/03/2021		HOGARTH COUR		REMBRANDT GROVE		CHELMSFORD	CM1 6GE	49	£2,878
£465,000		S		38	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE	64	£7,266
£351,000	01/04/2021			10	SKERRY RISE		CHELMSFORD	CM1 4EG	53	£6,623
£275,000		S		4	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£6,548
£453,500	01/04/2021		9 MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	79	£5,741
£567,000	01/04/2021	D		10	THE LEEWAY	DANBURY	CHELMSFORD	CM3 4PS	102	£5,559
£465,000	01/04/2021	D		4	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EE	86	£5,407
£493,348	01/04/2021		1 PARK COTTAGES		CHELMSFORD ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1AQ	97	£5,086
£256,000	01/04/2021	F		10	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	51	£5,020
£260,000	01/04/2021	Т		25	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	52	£5,000
£715,000	01/04/2021			11	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	152	£4,704
£280,000	01/04/2021	S		15	MALVERN CLOSE		CHELMSFORD	CM1 2HL	60	£4,667
£330,000	01/04/2021	Т		104	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	71	£4,648
£350,000	01/04/2021	S		14	BEGONIA CLOSE		CHELMSFORD	CM1 6NL	76	£4,605
£395,000	01/04/2021	S		27	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LN	87	£4,540
£380,000	01/04/2021	S	IVY COTTAGE		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS	84	£4,524
£345,000	01/04/2021	Т		52	RUSHLEYDALE		CHELMSFORD	CM1 6JX	77	£4,481
£465,000	01/04/2021	S		46	WRITTLE ROAD		CHELMSFORD	CM1 3BU	104	£4,471
£654,000	01/04/2021	D	DOVEDALE		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	147	£4,449
£260,000	01/04/2021	S		3	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	59	£4,407
£440,000	01/04/2021	S		13	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	102	£4,314
£174,000	01/04/2021	F		26	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	41	£4,244
£292,000	01/04/2021	S		36	TYTHE CLOSE		CHELMSFORD	CM1 6SU	72	£4,056
£210,000	01/04/2021	F		24	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	52	£4,038
£826,500	01/04/2021	D		2	VICARAGE CLOSE	ROXWELL	CHELMSFORD	CM1 4LR	205	£4,032
£130,000	01/04/2021	F		16	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	33	£3,939
£630,000	01/04/2021	D		8	BRITTEN CRESCENT		CHELMSFORD	CM2 7EP	162	£3,889
£230,000	01/04/2021	F		11	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	60	£3,833
£221,000	01/04/2021	F	147A		BEELEIGH LINK		CHELMSFORD	CM2 6PH	60	£3,683
£405,000	01/04/2021	D		40	CRAISTON WAY		CHELMSFORD	CM2 8EB	111	£3,649
£220,000	01/04/2021	F	3 WHITE HOUSE, 2		SANDFORD ROAD		CHELMSFORD	CM2 6FT	61	£3,607
£220,000	01/04/2021	F	5 WHITE HOUSE, 2		SANDFORD ROAD		CHELMSFORD	CM2 6FT	61	£3,607
£207,000	01/04/2021	F		8	GOODIER ROAD		CHELMSFORD	CM1 2GG	60	£3,450
£190,000	01/04/2021		4 WHITE HOUSE, 2		SANDFORD ROAD		CHELMSFORD	CM2 6FT	57	£3,333
£190,000	01/04/2021	F	6 WHITE HOUSE, 2		SANDFORD ROAD		CHELMSFORD	CM2 6FT	57	£3,333
£280,000	01/04/2021	Т		36	SAWKINS AVENUE		CHELMSFORD	CM2 9SE	87	£3,218
£470,000	01/04/2021	D		157	BEELEIGH LINK		CHELMSFORD	CM2 6PH	170	£2,765
£320,000	01/04/2021	S		12	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	124	£2,581
£299,995	06/04/2021	S		36	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	58	£5,172
£320,000	06/04/2021	Т		22	LILY CLOSE		CHELMSFORD	CM1 6YN	66	£4,848
£460,000	06/04/2021			3	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	101	£4,554
£450,000	06/04/2021	S		10	LORDSHIP ROAD	WRITTLE	CHELMSFORD	CM1 3EH	103	£4,369
£335,000	06/04/2021	S		108	HILLSIDE GROVE		CHELMSFORD	CM2 9DD	83	£4,036
£265,000	06/04/2021	Т		63	FOREST DRIVE		CHELMSFORD	CM1 2TT	66	£4,015

£410,000	06/04/2021	S			55	RAVENSBOURNE DRIVE		CHELMSFORD	CM1 2SL	105	£3,905
£230,000	06/04/2021	F			23	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	62	£3,710
£600,000	06/04/2021	D		THATCHED COTTAGE		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AY	178	£3,371
£610,000	07/04/2021	D			66	FOURTH AVENUE		CHELMSFORD	CM1 4HA	102	£5,980
£460,000	07/04/2021	S			70	BEECHES ROAD		CHELMSFORD	CM1 2RX	101	£4,554
£390,000	07/04/2021	S			17	LEACH CLOSE		CHELMSFORD	CM2 7DS	87	£4,483
£305,000	07/04/2021	T			77	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG	69	£4,420
£225,000	07/04/2021	F			24	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	52	£4,327
£191,000	07/04/2021	F	FLAT 6	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN	45	£4,244
£350,000	07/04/2021	T			37	RECTORY LANE		CHELMSFORD	CM1 1RE	86	£4,070
£300,000	07/04/2021	T			12	HILL ROAD		CHELMSFORD	CM2 6HW	75	£4,000
£440,000	07/04/2021	D			2	THE LAURELS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LH	121	£3,636
£440,000	07/04/2021	T			77	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	158	£2,785
£1,380,000	08/04/2021	D			8	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	238	£5,798
£1,280,000	08/04/2021	S		MOOR HALL COTTAGE			NEWNEY GREEN	CHELMSFORD	CM1 3SE	256	£5,000
£317,000	08/04/2021	D			41	VIOLET CLOSE		CHELMSFORD	CM1 6XG	70	£4,529
£398,000	08/04/2021	S			105	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	89	£4,472
£320,000	08/04/2021	T			16	ROSE GLEN		CHELMSFORD	CM2 9EN	72	£4,444
£320,000	08/04/2021	D			62	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	72	£4,444
£297,000	08/04/2021	T			49	BISHOP ROAD		CHELMSFORD	CM1 1PY	76	£3,908
£467,650	08/04/2021	D			39	HONEY CLOSE		CHELMSFORD	CM2 9SP	130	£3,597
£200,000	08/04/2021	F	25	BIRK BECK		WINDRUSH DRIVE		CHELMSFORD	CM1 7QR	63	£3,175
£680,000	08/04/2021	T	1	THE KEYS		BOYTON CROSS LANE	ROXWELL	CHELMSFORD	CM1 4LE	352	£1,932
£173,500	09/04/2021	F			178	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AY	30	£5,783
£435,000	09/04/2021	T			7	CHANCERY PLACE	WRITTLE	CHELMSFORD	CM1 3DY	81	£5,370
£330,000	09/04/2021	S		ENDICOT		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EP	66	£5,000
£355,000	09/04/2021	T			21	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	72	£4,931
£275,000	09/04/2021	T			11	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	56	£4,911
£250,000	09/04/2021	T			25	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	54	£4,630
£500,000	09/04/2021	D			7	MARSTON BECK	SPRINGFIELD	CHELMSFORD	CM2 6RL	108	£4,630
£635,000	09/04/2021	D			9	ACRES END		CHELMSFORD	CM1 2XR	139	£4,568
£400,000	09/04/2021	D			28	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3EA	90	£4,444
£249,995	09/04/2021	S			96	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WG	57	£4,386
£113,500	09/04/2021	F			43	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,365
£400,000	09/04/2021	S			11	HEDGECOCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,348
£435,000	09/04/2021	S			40	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	102	£4,265
£260,000	09/04/2021	D			43	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	61	£4,262
£317,000	09/04/2021	T			17	EDDY DOWNS		CHELMSFORD	CM1 4FH	76	£4,171
£382,000	09/04/2021	S			6	MILLFIELDS	DANBURY	CHELMSFORD	CM3 4LE	92	£4,152
£318,000	09/04/2021	S			56	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	77	£4,130
£575,000	09/04/2021	S		WILLOWS		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UQ	141	£4,078
£300,000	09/04/2021	T			33	MURRELL LOCK		CHELMSFORD	CM2 6SW	74	£4,054
£360,000	09/04/2021	D			40	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	90	£4,000
£395,000	09/04/2021	D			21	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD	99	£3,990
£196,000	09/04/2021	F			90	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	54	£3,630
£450,000	09/04/2021	S			2	HEATH DRIVE		CHELMSFORD	CM2 9HD	125	£3,600
£150,000		F			42	SPRING RISE		CHELMSFORD	CM2 8SH	42	£3,571
£350,000	09/04/2021	T			328	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ	99	£3,535
£198,000	09/04/2021	F			10	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	58	£3,414

£425,000	09/04/2021	Т			22	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	126	£3,373
£448,650	09/04/2021	S			72	LONGACRE		CHELMSFORD	CM1 3BJ	135	£3,323
£223,000	09/04/2021	T			97	WEST AVENUE		CHELMSFORD	CM1 2DD	68	£3,279
£281,500	09/04/2021	T			21	TRENT ROAD		CHELMSFORD	CM1 2LG	93	£3,027
£600,000	09/04/2021	D			4	FITZWALTER PLACE		CHELMSFORD	CM1 2LX	210	£2,857
£340,000	09/04/2021	Т			95	MOULSHAM STREET		CHELMSFORD	CM2 0JF	126	£2,698
£860,000	12/04/2021	D			9	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	187	£4,599
£338,000	12/04/2021	Т			8	BARNARD ROAD		CHELMSFORD	CM2 8RR	83	£4,072
£370,000	12/04/2021	S			59	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	98	£3,776
£167,000	12/04/2021	F			48	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	45	£3,711
£250,000	12/04/2021	F			106	HARBERD TYE		CHELMSFORD	CM2 9GJ	68	£3,676
£212,500	12/04/2021	F			73	TAMAR RISE		CHELMSFORD	CM1 7QL	58	£3,664
£550,000	12/04/2021	D			18	ANVIL WAY	SPRINGFIELD	CHELMSFORD	CM1 6SZ	188	£2,926
£515,000	13/04/2021	D			1	THE CRESCENT	LITTLE LEIGHS	CHELMSFORD	CM3 1LY	81	£6,358
£640,000	13/04/2021	D		LAURELS		THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT	103	£6,214
£605,000	13/04/2021	S			6	SECOND AVENUE		CHELMSFORD	CM1 4EU	129	£4,690
£460,000	13/04/2021	D			35	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	101	£4,554
£156,000	13/04/2021	F			3	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	40	£3,900
£184,000	14/04/2021	F			100	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	40	£4,600
£167,500	14/04/2021	F		38A		FOX CRESCENT		CHELMSFORD	CM1 2BH	38	£4,408
£292,000	14/04/2021	T			59	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	68	£4,294
£380,000	14/04/2021	S			31	LABURNUM DRIVE		CHELMSFORD	CM2 9NR	90	£4,222
£250,000	14/04/2021	Т			33	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	60	£4,167
£520,000	14/04/2021	D			27	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	140	£3,714
£375,000	14/04/2021	Т	14	DERWENT COURT		HOBART CLOSE		CHELMSFORD	CM1 2FN	110	£3,409
£260,000	15/04/2021	F	1	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	63	£4,127
£890,000	15/04/2021	D			10	BILLERS CHASE	SPRINGFIELD	CHELMSFORD	CM1 6BD	223	£3,991
£325,000	15/04/2021	T			3	ST JOHNS ROAD		CHELMSFORD	CM2 9PD	86	£3,779
£345,000	15/04/2021	T			61	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DJ	107	£3,224
£315,000	16/04/2021	S			2	SKERRY RISE		CHELMSFORD	CM1 4EG	47	£6,702
£515,000	16/04/2021	D			21	DUNMORE ROAD		CHELMSFORD	CM2 6RY	97	£5,309
£463,000	16/04/2021	D			26	CARTWRIGHT WALK		CHELMSFORD	CM2 6UJ	94	£4,926
£390,000	16/04/2021	S			2	CHILTON CLOSE		CHELMSFORD	CM2 9TU	80	£4,875
£440,000	16/04/2021	S			49	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DR	94	£4,681
£210,000	16/04/2021	Т			34	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	45	£4,667
£235,000	16/04/2021	Т			22	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	51	£4,608
£510,000	16/04/2021	S			11	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	114	£4,474
£320,000	16/04/2021	S			51	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	72	£4,444
£345,000	16/04/2021	S			69	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	79	£4,367
£492,500	16/04/2021	D			11	EMBERSON CROFT		CHELMSFORD	CM1 4FD	118	£4,174
£333,500	16/04/2021	F	FLAT 2	KENWOOD HOUSE, 213		NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	80	£4,169
£312,500	16/04/2021	T			40	CRAMPHORN WALK		CHELMSFORD	CM1 2RE	84	£3,720
£570,000	16/04/2021	T			16	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	157	£3,631
£350,000	16/04/2021	D			134	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	98	£3,571
£290,000	16/04/2021	S			30	OSPREY WAY		CHELMSFORD	CM2 8AP	90	£3,222
£435,000	16/04/2021	F			47	WHARF ROAD		CHELMSFORD	CM2 6FS	136	£3,199
£535,000	16/04/2021	S			45	PARTRIDGE AVENUE		CHELMSFORD	CM1 4JG	170	£3,147
£265,000	16/04/2021	S			27	SAVERNAKE ROAD		CHELMSFORD	CM1 2TJ	85	£3,118
£155,000	16/04/2021	F			124	WOOD STREET		CHELMSFORD	CM2 8BL	51	£3,039

£545,000	17/04/2021	D		7	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	152	£3,586
£2,350,000	19/04/2021	D	MILL LODGE		GAY BOWERS LANE	DANBURY	CHELMSFORD	CM3 4FJ	340	£6,912
£450,000	19/04/2021	S		15	KINGSTON CRESCENT		CHELMSFORD	CM2 6DN	98	£4,592
£625,000	19/04/2021	D		23	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	139	£4,496
£497,000	19/04/2021	D		36	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS	121	£4,107
£356,000	19/04/2021	Т		7	NEW ENGLAND CLOSE	BICKNACRE	CHELMSFORD	CM3 4XA	98	£3,633
£375,000	19/04/2021	S		22	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	127	£2,953
£255,000	20/04/2021	S		11	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WQ	50	£5,100
£285,500	20/04/2021	Т		35	ORANGE TREE CLOSE		CHELMSFORD	CM2 9ND	56	£5,098
£280,000	20/04/2021	Т		101	LIME WALK		CHELMSFORD	CM2 9NJ	69	£4,058
£510,000	20/04/2021	D		19	SUTTON MEAD		CHELMSFORD	CM2 6QB	130	£3,923
£162,000	20/04/2021	Т		40	BEADLE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1RT	60	£2,700
£257,000	20/04/2021	Т		66	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	111	£2,315
£400,000	21/04/2021	D		12	WHITEMEAD	BROOMFIELD	CHELMSFORD	CM1 7YB	70	£5,714
£350,000	21/04/2021	S		120	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	65	£5,385
£340,000	21/04/2021	Т		18	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	93	£3,656
£295,000	22/04/2021	Т		4	ARBOUR LANE		CHELMSFORD	CM1 7RG	47	£6,277
£670,000	22/04/2021	D		72	PATCHING HALL LANE		CHELMSFORD	CM1 4DB	116	£5,776
£370,000	22/04/2021	Т		27	DARRELL CLOSE		CHELMSFORD	CM1 4EL	92	£4,022
£382,500	22/04/2021	D		36	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ	100	£3,825
£310,000	22/04/2021	Т		42	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	83	£3,735
£510,000	22/04/2021	D		21	GABLEFIELDS	SANDON	CHELMSFORD	CM2 7SP	151	£3,377
£630,000	22/04/2021	D		35	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JJ	197	£3,198
£270,000	22/04/2021	F		55	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	87	£3,103
£98,000	22/04/2021	F 36	NEWCOMBE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QN	47	£2,085
£625,000	23/04/2021	D		51	BANCROFTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UG	N/A	#VALUE!
£1,550,000			LONGLANDS FARM		BOREHAM ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1PR	218	£7,110
£270,000	23/04/2021	Т		10	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	52	£5,192
C27F 000										
£275,000	23/04/2021	T		15	PALMERS CROFT		CHELMSFORD	CM2 6SR	54	£5,093
£390,000	23/04/2021 23/04/2021	T S 9	WOODSIDE COTTAGES	15	NATHANS LANE	EDNEY COMMON				£5,093 £5,065
		S 9	WOODSIDE COTTAGES	15 96		EDNEY COMMON BICKNACRE	CHELMSFORD	CM2 6SR	54	
£390,000	23/04/2021	S 9	WOODSIDE COTTAGES		NATHANS LANE		CHELMSFORD CHELMSFORD	CM2 6SR CM1 3RD	54 77	£5,065
£390,000 £200,000	23/04/2021 23/04/2021	S 9 S D	WOODSIDE COTTAGES	96	NATHANS LANE BROCKENHURST WAY		CHELMSFORD CHELMSFORD CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW	54 77 41	£5,065 £4,878
£390,000 £200,000 £370,000 £282,500	23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D	WOODSIDE COTTAGES	96 64	NATHANS LANE BROCKENHURST WAY HENNIKER GATE	BICKNACRE	CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB	54 77 41 78	£5,065 £4,878 £4,744 £4,708
£390,000 £200,000 £370,000 £282,500 £340,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D S T	WOODSIDE COTTAGES	96 64 18	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN	BICKNACRE	CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG	54 77 41 78 60	£5,065 £4,878 £4,744 £4,708 £4,658
£390,000 £200,000 £370,000 £282,500 £340,000 £470,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D S T	WOODSIDE COTTAGES	96 64 18 9	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD	BICKNACRE  SPRINGFIELD	CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN	54 77 41 78 60 73	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653
£390,000 £200,000 £370,000 £282,500 £340,000 £470,000 £260,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D S T D T	WOODSIDE COTTAGES	96 64 18 9	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD MELVILLE HEATH	BICKNACRE	CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB	54 77 41 78 60 73	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653 £4,643
£390,000 £200,000 £370,000 £282,500 £340,000 £470,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D S T D T		96 64 18 9 14 62	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD	BICKNACRE  SPRINGFIELD	CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB CM3 5FX	54 77 41 78 60 73 101 56	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653
£390,000 £200,000 £370,000 £282,500 £340,000 £470,000 £260,000 £345,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D S T D T S		96 64 18 9 14 62 60	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD MELVILLE HEATH BONINGTON CHASE STOCK ROAD	SPRINGFIELD  SOUTH WOODHAM FERRERS	CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB CM3 5FX CM1 6GB	54 77 41 78 60 73 101 56	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653 £4,643 £4,600 £4,554
£390,000 £200,000 £370,000 £282,500 £340,000 £470,000 £260,000 £345,000 £460,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D T D T S S S T O D T S S 6		96 64 18 9 14 62 60	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD MELVILLE HEATH BONINGTON CHASE	SPRINGFIELD  SOUTH WOODHAM FERRERS	CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB CM3 5FX CM1 6GB CM2 8LA	54 77 41 78 60 73 101 56 75	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653 £4,643 £4,640 £4,554 £4,221
£390,000 £200,000 £370,000 £282,500 £340,000 £470,000 £345,000 £460,000 £295,500	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D T D T S S S 6 T		96 64 18 9 14 62 60	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD MELVILLE HEATH BONINGTON CHASE STOCK ROAD ST ANTHONYS DRIVE EARLSFIELD DRIVE	SPRINGFIELD  SOUTH WOODHAM FERRERS	CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB CM3 5FX CM1 6GB CM2 8LA CM2 9EH	54 77 41 78 60 73 101 56 75 101	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653 £4,643 £4,600 £4,554 £4,221 £4,100
£390,000 £200,000 £370,000 £382,500 £340,000 £470,000 £345,000 £345,000 £460,000 £295,500 £335,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D T D T S S 6 T F S	SHIP COTTAGES	96 64 18 9 14 62 60	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD MELVILLE HEATH BONINGTON CHASE STOCK ROAD ST ANTHONYS DRIVE	SPRINGFIELD  SOUTH WOODHAM FERRERS	CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB CM3 5FX CM1 6GB CM2 8LA CM2 9EH CM2 6GX	54 77 41 78 60 73 101 56 75 101 70	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653 £4,643 £4,600 £4,554 £4,221 £4,100 £4,036
£390,000 £200,000 £370,000 £282,500 £340,000 £470,000 £345,000 £460,000 £295,500	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D S T D T S S 6 T F S D	SHIP COTTAGES	96 64 18 9 14 62 60	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD MELVILLE HEATH BONINGTON CHASE STOCK ROAD ST ANTHONYS DRIVE EARLSFIELD DRIVE SPRINGFIELD ROAD	SPRINGFIELD  SOUTH WOODHAM FERRERS  WEST HANNINGFIELD	CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB CM3 5FX CM1 6GB CM2 8LA CM2 9EH CM2 6GX CM2 6GX	54 77 41 78 60 73 101 56 75 101 70 50 83	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653 £4,643 £4,600 £4,554 £4,221 £4,100
£390,000 £200,000 £370,000 £382,500 £340,000 £470,000 £260,000 £345,000 £295,500 £205,000 £335,000 £406,500 £298,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D S T D T S S 6 T F S D T T T	SHIP COTTAGES	96 64 18 9 14 62 60	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD MELVILLE HEATH BONINGTON CHASE STOCK ROAD ST ANTHONYS DRIVE EARLSFIELD DRIVE SPRINGFIELD ROAD PORTERS PARK SPRINGFIELD PARK AVENUE	SPRINGFIELD  SOUTH WOODHAM FERRERS  WEST HANNINGFIELD	CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB CM3 5FX CM1 6GB CM2 9EH CM2 6SX CM2 9EH CM2 6SX CM3 SFX CM1 6GB	54 77 41 78 60 73 101 56 75 101 70 50 83 103	£5,065 £4,878 £4,744 £4,708 £4,653 £4,653 £4,643 £4,600 £4,554 £4,221 £4,100 £4,036 £3,947 £3,921
£390,000 £200,000 £370,000 £382,500 £340,000 £470,000 £260,000 £345,000 £460,000 £295,500 £205,000 £335,000 £406,500 £298,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D S T D T S S 6 T F S D T F S S D T S S S S S S S S S S S S S S S S	SHIP COTTAGES 409A	96 64 18 9 14 62 60 26 4	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD MELVILLE HEATH BONINGTON CHASE STOCK ROAD ST ANTHONYS DRIVE EARLSFIELD DRIVE SPRINGFIELD ROAD PORTERS PARK SPRINGFIELD PARK AVENUE ROXWELL ROAD	SPRINGFIELD  SOUTH WOODHAM FERRERS  WEST HANNINGFIELD  BOREHAM	CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB CM3 5FX CM1 6GB CM2 8LA CM2 9EH CM2 6SX CM3 8BH CM2 6AW CM3 3BH CM2 6EW CM1 3RU	54 77 41 78 60 73 101 56 75 101 70 50 83 103 76	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653 £4,660 £4,554 £4,221 £4,100 £4,036 £3,947 £3,921 £3,797
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£390,000 £200,000 £370,000 £382,500 £340,000 £470,000 £260,000 £345,000 £460,000 £295,500 £205,000 £300,000 £300,000 £360,000 £295,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D S T D T S S S 6 T F S S D T T S S T T T	SHIP COTTAGES 409A	96 64 18 9 14 62 60 26 4 21 101	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD MELVILLE HEATH BONINGTON CHASE STOCK ROAD ST ANTHONYS DRIVE EARLSFIELD DRIVE SPRINGFIELD ROAD PORTERS PARK SPRINGFIELD ROAD HEATH DRIVE SCOTTS WALK TYRELLS WAY	SPRINGFIELD  SOUTH WOODHAM FERRERS  WEST HANNINGFIELD  BOREHAM  WRITTLE	CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB CM3 5FX CM1 6GB CM2 8LA CM2 9EH CM2 6SX CM2 6AW CM3 3BH CM2 6EW CM1 3RU CM2 9HF CM1 2HB CM2 7DP	54 77 41 78 60 73 101 56 75 101 70 50 83 103 76 79 95 84 83	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653 £4,660 £4,554 £4,221 £4,100 £4,036 £3,947 £3,797 £3,789 £3,789 £3,512
£390,000 £200,000 £370,000 £282,500 £340,000 £470,000 £345,000 £460,000 £295,500 £205,000 £335,000 £406,500 £298,000 £300,000 £360,000	23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021 23/04/2021	S 9 S D S T D T S S S 6 T F S D T S S T T F S T T T F	SHIP COTTAGES 409A	96 64 18 9 14 62 60 26 4 21 101	NATHANS LANE BROCKENHURST WAY HENNIKER GATE CHURCH LANE ROSE GLEN SUTTON MEAD MELVILLE HEATH BONINGTON CHASE STOCK ROAD ST ANTHONYS DRIVE EARLSFIELD DRIVE SPRINGFIELD ROAD PORTERS PARK SPRINGFIELD PARK AVENUE ROXWELL ROAD HEATH DRIVE SCOTTS WALK	SPRINGFIELD  SOUTH WOODHAM FERRERS  WEST HANNINGFIELD  BOREHAM  WRITTLE	CHELMSFORD	CM2 6SR CM1 3RD CM3 4XW CM2 6SB CM1 7SG CM2 9EN CM2 6QB CM3 5FX CM1 6GB CM2 8LA CM2 9EH CM2 6SX CM2 6AW CM3 3BH CM2 6EW CM1 3RU CM2 9HF CM1 2HB	54 77 41 78 60 73 101 56 75 101 70 50 83 103 76 79 95 84	£5,065 £4,878 £4,744 £4,708 £4,658 £4,653 £4,643 £4,600 £4,554 £4,221 £4,100 £4,036 £3,947 £3,797 £3,789 £3,789

6225 062	22/04/2021	-		1141/51		AAAINI BOAB	DETTENDON COMMON	CHELNACEOES	C1 42 0D.D	466	62.042
£325,000	23/04/2021	S		HAVEN	00	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DP	161	£2,019
£445,000	26/04/2021	S			80	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	57	£7,807
£307,000	26/04/2021	F			3	BOND STREET		CHELMSFORD	CM1 1GD	63	£4,873
£355,000	26/04/2021				22	COWLIN MEAD		CHELMSFORD	CM1 4FJ	78	£4,551
£395,000	26/04/2021	D			158	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	93	£4,247
£242,000		F			42	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	60	£4,033
£330,000	26/04/2021	S			4	STUART CLOSE		CHELMSFORD	CM2 7AR	83	£3,976
£435,000	26/04/2021	T			5	PERRY HILL		CHELMSFORD	CM1 7RD	110	£3,955
£325,000	26/04/2021	T			245	BADDOW ROAD		CHELMSFORD	CM2 7QA	83	£3,916
£205,000	26/04/2021	F			181	WAVENEY DRIVE		CHELMSFORD	CM1 7QD	56	£3,661
£215,000	26/04/2021	F			39	HAIG COURT		CHELMSFORD	CM2 0BH	60	£3,583
£510,000	27/04/2021	D			24	PARK AVENUE		CHELMSFORD	CM1 2AA	86	£5,930
£260,000	27/04/2021	Т			30	CHESTER PLACE		CHELMSFORD	CM1 4NQ	48	£5,417
£620,000	27/04/2021	D			8	PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	131	£4,733
£479,995	27/04/2021	D			104	SWISS AVENUE		CHELMSFORD	CM1 2AF	109	£4,404
£360,000	27/04/2021	T			2	GROVE ROAD		CHELMSFORD	CM2 0EY	91	£3,956
£310,000	27/04/2021	Т			32	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	84	£3,690
£295,000	28/04/2021				35	RUBENS GATE		CHELMSFORD	CM1 6GW	52	£5,673
£325,000	28/04/2021	S			18	JEFFERY ROAD		CHELMSFORD	CM2 7BZ	70	£4,643
£310,000	28/04/2021	T			7	WALTHAM GLEN		CHELMSFORD	CM2 9EL	70	£4,429
£390,000	28/04/2021	S			2	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	94	£4,149
£420,000	28/04/2021	D			16	CORNFIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UD	114	£3,684
£550,000	28/04/2021	D			22	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE	180	£3,056
£740,000	28/04/2021	T			13	ARLINGTON SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BF	261	£2,835
£268,000	29/04/2021	F	FLAT 5	KENWOOD HOUSE, 213		NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	51	£5,255
£253,500	29/04/2021	S			21	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	53	£4,783
£315,000	29/04/2021	D			29	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	66	£4,773
£248,000	29/04/2021	F			47	HARDY CLOSE		CHELMSFORD	CM1 1AE	55	£4,509
£285,000	29/04/2021	F			102	WATSON HEIGHTS		CHELMSFORD	CM1 1AF	72	£3,958
£392,000	29/04/2021	D			22	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	101	£3,881
£335,000	29/04/2021	D			73	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	89	£3,764
£292,000	29/04/2021	T			172	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	79	£3,696
£270,000	29/04/2021	T			23	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	79	£3,418
£415,000	29/04/2021	D			53	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	124	£3,347
£1,025,000	29/04/2021	D		TILEHURST		LONDON ROAD	WIDFORD	CHELMSFORD	CM2 8TF	343	£2,988
£80,000	30/04/2021	F			3	DAISY COURT		CHELMSFORD	CM1 6QU	N/A	#VALUE!
£475,000	30/04/2021	D			111	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	87	£5,460
£359,000	30/04/2021	Т			7	QUEEN STREET		CHELMSFORD	CM2 0JS	68	£5,279
£305,000	30/04/2021	S			22	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	58	£5,259
£320,000	30/04/2021	Т			35	LUCAS AVENUE		CHELMSFORD	CM2 9JL	65	£4,923
£426,500	30/04/2021	D			34	BRITTEN CRESCENT		CHELMSFORD	CM2 7ER	87	£4,902
£170,000	30/04/2021	F			45	HOMEMEAD	GALLEYWOOD	CHELMSFORD	CM2 8SN	35	£4,857
£1,215,750	30/04/2021	D		THE RIDINGS		THE COMMON	GALLEYWOOD	CHELMSFORD	CM2 8JX	252	£4,824
£700,000	30/04/2021	D		GRANGE LODGE		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TP	146	£4,795
£220,000	30/04/2021	F		2	23	MARCONI ROAD		CHELMSFORD	CM1 1LR	46	£4,783
£545,000		D			4	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	114	£4,781
£425,000	30/04/2021	S			213	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NS	90	£4,722
£367,500	30/04/2021	T			13	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	81	£4,537
£512,500	30/04/2021	D			10	CHUZZLEWIT DRIVE		CHELMSFORD	CM1 4XQ	113	£4,535
1312,300	30/04/2021	5			10	CHOZZELYVII DINIVE		CHELIVIOI OND	CIVIT 4AQ	113	±+,JJJ

£327,000	30/04/2021	D	10	WEBB CLOSE	SPRINGFIELD	CHELMSFORD	CM2 6GQ	73	£4,479
£319,000	30/04/2021	S	36	KINGS ROAD		CHELMSFORD	CM1 4HP	72	£4,431
£320,000	30/04/2021	F	133	WHARF ROAD		CHELMSFORD	CM2 6FS	73	£4,384
£525,000	30/04/2021	S	36	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	120	£4,375
£335,000	30/04/2021	Т	37	PINES ROAD		CHELMSFORD	CM1 2EY	78	£4,295
£295,000	30/04/2021	F	38	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	70	£4,214
£139,000	30/04/2021	F	1	BELVAWNEY CLOSE		CHELMSFORD	CM1 4YR	33	£4,212
£330,000	30/04/2021	D	10	LETTONS CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GB	81	£4,074
£190,000	30/04/2021	F	88	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	47	£4,043
£390,000	30/04/2021	S	170	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NF	98	£3,980
£455,000	30/04/2021	S	1B	SECOND AVENUE		CHELMSFORD	CM1 4ET	115	£3,957
£215,000	30/04/2021	F	58	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	55	£3,909
£163,000	30/04/2021	F	61	CHESTER PLACE		CHELMSFORD	CM1 4NQ	42	£3,881
£340,000	30/04/2021	S	113	GOSHAWK DRIVE		CHELMSFORD	CM2 8XP	88	£3,864
£430,000	30/04/2021	S	62	WEST HANNINGFIELD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8HL	112	£3,839
£362,000	30/04/2021	D	40	LYNDHURST DRIVE	BICKNACRE	CHELMSFORD	CM3 4XL	96	£3,771
£640,000	30/04/2021	D	CHATHAM HALL LODGE	BRAINTREE ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3LB	171	£3,743
£427,000	30/04/2021	Т	6	FALCONS MEAD		CHELMSFORD	CM2 0NN	115	£3,713
£200,000	30/04/2021	S	82	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	54	£3,704
£277,500	30/04/2021	F	1	OAT LEYS		CHELMSFORD	CM1 4FF	75	£3,700
£165,000	30/04/2021	F	28	DOCKWRA LANE	DANBURY	CHELMSFORD	CM3 4RQ	45	£3,667
£205,000	30/04/2021	F	171	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,661
£380,000	30/04/2021	S 7	SHIP COTTAGES	STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8LA	105	£3,619
£350,000	30/04/2021	S	39	PICKWICK AVENUE		CHELMSFORD	CM1 4UR	99	£3,535
£625,000	30/04/2021	S	62	THIRD AVENUE		CHELMSFORD	CM1 4EY	181	£3,453
£465,000	30/04/2021	D	33	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WT	137	£3,394
£173,000	30/04/2021	F	11	CLEMATIS TYE		CHELMSFORD	CM1 6GL	51	£3,392
£897,500	30/04/2021	D	396	BADDOW ROAD		CHELMSFORD	CM2 9RA	265	£3,387
£218,000	30/04/2021	F	187	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	68	£3,206
£490,000	30/04/2021	D	55	QUILP DRIVE		CHELMSFORD	CM1 4YD	155	£3,161
£205,000	30/04/2021	F	16	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	71	£2,887
£1,485,000	04/05/2021	D	THE BREW HOUSE	GRACES LANE	LITTLE BADDOW	CHELMSFORD	CM3 4AY	N/A	#VALUE!
£327,500	04/05/2021	S	23	KINGS ROAD		CHELMSFORD	CM1 4HR	77	£4,253
£415,000	04/05/2021	D	36	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	101	£4,109
£550,000	04/05/2021	S	4	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	154	£3,571
£343,000	04/05/2021	Т	53	AVON ROAD		CHELMSFORD	CM1 2JX	101	£3,396
£317,500	04/05/2021	S	110	WRITTLE ROAD		CHELMSFORD	CM1 3BT	107	£2,967
£150,000	04/05/2021	F	1	BEEHIVE LANE		CHELMSFORD	CM2 9SU	57	£2,632
£83,250	04/05/2021	F 13	PRIMULA COURT	PRIMROSE HILL		CHELMSFORD	CM1 2FZ	74	£1,125
£395,000	05/05/2021	S	81	BEEHIVE LANE		CHELMSFORD	CM2 9TJ	90	£4,389
£745,000	05/05/2021	S	HIGHBURY, 171	WOOD STREET		CHELMSFORD	CM2 8BJ	189	£3,942
£300,000	05/05/2021	Т	144	BADDOW ROAD		CHELMSFORD	CM2 9QW	78	£3,846
£365,000	06/05/2021	S 3	RETTENDON PLACE COTTAGES	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DR	65	£5,615
£650,000	06/05/2021	D	58	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7JE	118	£5,508
£545,000	06/05/2021	S	30	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,658
£145,500	06/05/2021	F	30	CHURCHILL RISE		CHELMSFORD	CM1 6FD	48	£3,031
£417,000	07/05/2021	D	1	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UA	N/A	#VALUE!
£460,000	07/05/2021	S	32	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP	88	£5,227
£315,000	07/05/2021	S	16	BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	61	£5,164

£275,000	07/05/2021	Т		12	ASHTON PLACE		CHELMSFORD	CM2 6ST	58	£4,741
£298,000	07/05/2021	Т		18	GILSON CLOSE		CHELMSFORD	CM2 6XD	64	£4,656
£232,000	07/05/2021	F		82	STAPLEFORD CLOSE		CHELMSFORD	CM2 0QX	50	£4,640
£425,000	07/05/2021			102	BEELEIGH LINK		CHELMSFORD	CM2 6RG	97	£4,381
£286,000	07/05/2021	Т		83	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	66	£4,333
£390,000	07/05/2021			9	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN	91	£4,286
£607,000	07/05/2021	D	KNAVESMIRE		LOVES GREEN	HIGHWOOD	CHELMSFORD	CM1 3QH	145	£4,186
£385,000	07/05/2021			6	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	92	£4,185
£375,000	07/05/2021	S		53	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	90	£4,167
£180,000		F		46	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	51	£3,529
£300,000	07/05/2021	Т		12	SKYLARK WALK		CHELMSFORD	CM2 8BB	86	£3,488
£218,000	07/05/2021	F		46	VICTORIA COURT		CHELMSFORD	CM1 1GP	63	£3,460
£310,000	07/05/2021	S		45	WRITTLE ROAD		CHELMSFORD	CM1 3BS	95	£3,263
£280,000	07/05/2021	S		8	TRENT ROAD		CHELMSFORD	CM1 2LQ	86	£3,256
£271,200	07/05/2021	Т		13	RUTLAND ROAD		CHELMSFORD	CM1 4BL	86	£3,153
£340,000	07/05/2021	S	BRYTREE		CIMARRON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PB	110	£3,091
£295,000	07/05/2021	Т		74	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	99	£2,980
£730,000	10/05/2021	D	MILL HOUSE		MILL ROAD	GOOD EASTER	CHELMSFORD	CM1 4SL	120	£6,083
£269,000	10/05/2021	Т		35	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,804
£340,000	10/05/2021	Т		66	BISHOP ROAD		CHELMSFORD	CM1 1PY	71	£4,789
£440,000	10/05/2021	S		89	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8LT	103	£4,272
£290,000	10/05/2021	S		61	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	71	£4,085
£360,250	10/05/2021	D		14	STIRRUP CLOSE		CHELMSFORD	CM1 6ST	89	£4,048
£210,000	10/05/2021	F	17A		HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	53	£3,962
£190,000	10/05/2021	F FLAT 25	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE	49	£3,878
£415,000	10/05/2021	D		159	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	108	£3,843
£365,000	10/05/2021	D		5	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WN	97	£3,763
£215,000	10/05/2021	F		17	HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	58	£3,707
£495,000	10/05/2021	Т		10	FLEETWOOD SQUARE	SPRINGFIELD	CHELMSFORD	CM1 6AQ	143	£3,462
£915,000	10/05/2021	D		438	BADDOW ROAD		CHELMSFORD	CM2 9RB	268	£3,414
£570,000	10/05/2021	D		9	HOPKINS MEAD		CHELMSFORD	CM2 6SS	188	£3,032
£404,000	11/05/2021	S		127	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,114
£210,000	11/05/2021	F		17	FALCONS MEAD		CHELMSFORD	CM2 0NN	53	£3,962
£313,000	11/05/2021	D		12	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ	82	£3,817
£350,000	11/05/2021	S	3A		PITFIELD		CHELMSFORD	CM2 9QY	100	£3,500
£342,000	11/05/2021	T		40	SAWKINS AVENUE		CHELMSFORD	CM2 9SE	131	£2,611
£485,000	12/05/2021	D		4	GOLDENACRES		CHELMSFORD	CM1 6YT	101	£4,802
£620,000		D	MAPLETREE COTTAGE		BROOK LANE	GREAT BADDOW	CHELMSFORD	CM2 7SX	152	£4,079
£285,000	12/05/2021	Т		4	LINDEN CLOSE		CHELMSFORD	CM2 9JQ	71	£4,014
£550,000	12/05/2021			44	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX	144	£3,819
£125,000	12/05/2021	F		58	CROCUS WAY		CHELMSFORD	CM1 6XN	47	£2,660
£341,000	13/05/2021			49	STEWART ROAD		CHELMSFORD	CM2 9BB	63	£5,413
£615,000	13/05/2021	D		55	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	121	£5,083
£375,000	13/05/2021			137	HILLSIDE GROVE		CHELMSFORD	CM2 9DD	83	£4,518
£805,000	13/05/2021	D		6	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	198	£4,066
£475,000	13/05/2021			8	CLINTON CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AZ	120	£3,958
£530,000	13/05/2021	D		18	CORNELIUS VALE		CHELMSFORD	CM2 6YF	134	£3,955
£525,000		S		65	FIRST AVENUE		CHELMSFORD	CM1 1RX	84	£6,250
£362,500	14/05/2021	T		23	GOLDLAY ROAD		CHELMSFORD	CM2 0EJ	64	£5,664
1302,300	1-7,00/2021	•		23	COLDEN NONE		CITELITION OND	CIVIZ ULJ		25,004

£320,000	14/05/2021	S	2 WHALEBONE COTTAGES		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3BA	62	£5,161
£352,000	14/05/2021	Т		24	GROVE ROAD		CHELMSFORD	CM2 0EY	70	£5,029
£425,000	14/05/2021	S		27	SAWNEY BROOK	WRITTLE	CHELMSFORD	CM1 3JH	88	£4,830
£425,000	14/05/2021	S		7	ALDEBURGH WAY		CHELMSFORD	CM1 7PB	92	£4,620
£360,000	14/05/2021	T		86	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	78	£4,615
£380,000	14/05/2021	S		57	THAMES AVENUE		CHELMSFORD	CM1 2LN	83	£4,578
£220,000	14/05/2021	F		4	MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY	49	£4,490
£512,000	14/05/2021	S		70	LADY LANE		CHELMSFORD	CM2 0TH	117	£4,376
£312,000	14/05/2021	S		22	THAMES AVENUE		CHELMSFORD	CM1 2LW	72	£4,333
£370,000	14/05/2021	S		118	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3DZ	86	£4,302
£368,000	14/05/2021	S		10	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	88	£4,182
£310,000	14/05/2021	T		17	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	77	£4,026
£305,000	14/05/2021	S		4	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	78	£3,910
£355,000	14/05/2021	S		50	CORPORATION ROAD		CHELMSFORD	CM1 2AR	91	£3,901
£295,000	14/05/2021	Т		129	RUTLAND ROAD		CHELMSFORD	CM1 4BN	78	£3,782
£550,000	14/05/2021	D		18	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	154	£3,571
£275,000	14/05/2021	Т		498	LINNET DRIVE		CHELMSFORD	CM2 8AN	78	£3,526
£525,000	14/05/2021	D		55	QUILP DRIVE		CHELMSFORD	CM1 4YD	155	£3,387
£153,000	14/05/2021	F		15	CLEMATIS TYE		CHELMSFORD	CM1 6GL	53	£2,887
£197,000	14/05/2021	F		131	WOODHALL ROAD		CHELMSFORD	CM1 4AF	69	£2,855
£260,000	17/05/2021	S		49	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	45	£5,778
£400,000	17/05/2021	F FLAT 6	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	71	£5,634
£466,000	17/05/2021		,	99	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DW	92	£5,065
£325,000	17/05/2021	Т		39	SKINNERS LANE		CHELMSFORD	CM2 8RP	68	£4,779
£355,000	17/05/2021	D		20	POCKLINGTON CLOSE	CHELMER VILLAGE	CHELMSFORD	CM2 6SQ	76	£4,671
£380,000	17/05/2021	D		12	YELDHAM LOCK		CHELMSFORD	CM2 6RP	85	£4,471
£325,000	17/05/2021	Т		47	PEREGRINE DRIVE		CHELMSFORD	CM2 8XY	74	£4,392
£335,000	17/05/2021	Т		20	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	77	£4,351
£234,000	17/05/2021			48	UPPER CHASE		CHELMSFORD	CM2 0BN	64	£3,656
£275,000	17/05/2021	S		65	MEADGATE AVENUE		CHELMSFORD	CM2 7NG	78	£3,526
£225,000	17/05/2021			145	BEELEIGH LINK		CHELMSFORD	CM2 6PH	64	£3,516
£178,500	17/05/2021	F		40	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	51	£3,500
£475,000	18/05/2021	D	DUCKINGSTOOL COTTAGE		BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	N/A	#VALUE!
£469,000	18/05/2021	D	LAVENDER COTTAGE		LUDGORES LANE	DANBURY	CHELMSFORD	CM3 4JW	94	£4,989
£500,000	18/05/2021			26	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DD	114	£4,386
£285,000	18/05/2021	T		125	ROBIN WAY		CHELMSFORD	CM2 8AU	83	£3,434
£365,000	19/05/2021			184	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DG	82	£4,451
£310,000	19/05/2021	T		97	NOAKES AVENUE		CHELMSFORD	CM2 8EW	87	£3,563
£198,000		F		4	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	56	£3,536
£820,000	19/05/2021	D		210	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AJ	248	£3,306
£625,000	19/05/2021			50	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN	196	£3,189
£305,000	19/05/2021	T		48	WHITEHOUSE CRESCENT		CHELMSFORD	CM2 7LW	103	£2,961
£640,000	20/05/2021			13	HAVISHAM WAY		CHELMSFORD	CM1 4UY	98	£6,531
£297,500		T		138	POLLARDS GREEN		CHELMSFORD	CM2 6UX	55	£5,409
£285,000	20/05/2021			25	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	53	£5,377
£445,000		S		54	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	96	£4,635
£345,000	20/05/2021			72	AVON ROAD		CHELMSFORD	CM1 2JZ	85	£4,059
£214,500	20/05/2021	T		150	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	54	£3,972
£875,000	21/05/2021	D	BROOK HOUSE	-55	CHELMSFORD ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1AQ	56	£15,625
2075,000	22,00,2021	-	5		I. III. O. O. O. NOND	CILETTI TOTAL TOTAL	0	J 1/1Q	30	223,023

£330,000	21/05/2021	Т		7	RAMSHAW DRIVE		CHELMSFORD	CM2 6US	55	£6,000
£496,000	21/05/2021			3	WOOLARDS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NW	84	£5,905
£225,000	21/05/2021	Т	12		POPPY GREEN		CHELMSFORD	CM1 6YD	39	£5,769
£675,000	21/05/2021	S	15		FINCHLEY AVENUE		CHELMSFORD	CM2 9BX	123	£5,488
£1,050,000	21/05/2021	D		2	COMYNS PLACE	WRITTLE	CHELMSFORD	CM1 3ES	193	£5,440
£375,000	21/05/2021	Т	36	6	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	71	£5,282
£330,000	21/05/2021	S	27	7	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	63	£5,238
£320,000	21/05/2021	S	12	2	BRIARSWOOD		CHELMSFORD	CM1 6UH	68	£4,706
£370,000	21/05/2021	S	1	1	GOSHAWK DRIVE		CHELMSFORD	CM2 8XN	79	£4,684
£315,000	21/05/2021	Т	124	4	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7FJ	69	£4,565
£342,500	21/05/2021	S	18	8	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	79	£4,335
£255,000	21/05/2021	Т	Ç	9	TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB	59	£4,322
£310,000	21/05/2021	D	10	0	YELDHAM LOCK		CHELMSFORD	CM2 6RP	74	£4,189
£600,000	21/05/2021	D	77	7	VICARAGE ROAD		CHELMSFORD	CM2 9BT	145	£4,138
£301,000	21/05/2021	Т	109	9	HEATH DRIVE		CHELMSFORD	CM2 9HG	73	£4,123
£205,000	21/05/2021	Т	82	2	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	50	£4,100
£300,000	21/05/2021	S	l.	4	WATERHOUSE LANE		CHELMSFORD	CM1 2TF	75	£4,000
£320,000	21/05/2021	Т	71	1	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	82	£3,902
£325,000	21/05/2021	Т	70	0	NOAKES AVENUE		CHELMSFORD	CM2 8EW	85	£3,824
£650,000	21/05/2021	D	1	1	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	171	£3,801
£195,000	21/05/2021	F	:	1	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	52	£3,750
£375,000	21/05/2021	S	28	8	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	102	£3,676
£360,000	21/05/2021	D	12	2	GILMORE WAY		CHELMSFORD	CM2 7AN	98	£3,673
£205,000	21/05/2021	F	· ·	9	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	57	£3,596
£800,000	21/05/2021	D	12	2	ROSELAWN FIELDS	BROOMFIELD	CHELMSFORD	CM1 7GB	232	£3,448
£235,000	21/05/2021	Т	21	1	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	73	£3,219
£405,000	21/05/2021	D	:	1	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SE	130	£3,115
£270,000	21/05/2021	S	25	5	WEIGHT ROAD		CHELMSFORD	CM2 6LE	92	£2,935
£293,000	21/05/2021	Т	97	7	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU	119	£2,462
£515,000	24/05/2021	S	;	3	THE GREEN	SANDON	CHELMSFORD	CM2 7SH	N/A	#VALUE!
£270,000	24/05/2021	Т	241	1	AVON ROAD		CHELMSFORD	CM1 2LB	23	£11,739
£182,000	24/05/2021	Т	ŗ	5	MEARNS PLACE		CHELMSFORD	CM2 6TT	25	£7,280
£425,000	24/05/2021	S	•	3	CAPEL CLOSE		CHELMSFORD	CM1 7DE	105	£4,048
£327,000	24/05/2021		27	7	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	95	£3,442
£252,000	25/05/2021	F	15 OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	45	£5,600
£385,000	25/05/2021			9	SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	80	£4,813
£325,000	25/05/2021	Т	(	9	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	70	£4,643
£175,000	25/05/2021		188	8	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	50	£3,500
£325,000	25/05/2021	S	MICHAELMAS		CIMARRON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PB	112	£2,902
£227,500	26/05/2021		12	2	DEVON MEWS		CHELMSFORD	CM2 0GD	34	£6,691
£360,000	26/05/2021	S	136		MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DQ	77	£4,675
£448,000	26/05/2021		37		DUFFIELD ROAD	-	CHELMSFORD	CM2 9RY	138	£3,246
£670,000	27/05/2021	D	YEW TREE COTTAGE		CHURCH ROAD	LITTLE BADDOW	CHELMSFORD	CM3 4BE	N/A	#VALUE!
£390,000	27/05/2021		41	1	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	72	£5,417
£305,000	27/05/2021	S	50		BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	57	£5,351
£358,000	27/05/2021			1	BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	72	£4,972
£197,000	27/05/2021		64		POLLARDS GREEN	SCOTTI WOODII/WIT LIMENS	CHELMSFORD	CM2 6UH	40	£4,925
£300,000	27/05/2021	T	43		BEGONIA CLOSE		CHELMSFORD	CM1 6NL	66	£4,545
£522,000	27/05/2021			3 2	BEATTY RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YQ	122	£4,279
1322,000	21/03/2021	U		_	DEATTT NOL	300111 WOODHAW LLINENS	CITELIVISI OND	CIVIS STQ	144	14,213

£625,000	27/05/2021	D 14	2	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB	150	£4,167
£318,000	27/05/2021	T 2	4	VARDEN CLOSE		CHELMSFORD	CM1 4XS	78	£4,077
£190,000	27/05/2021	F	5	MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY	47	£4,043
£331,000	27/05/2021	S 3	5	THAMES AVENUE		CHELMSFORD	CM1 2LN	86	£3,849
£321,500	27/05/2021	T 4	9	MEON CLOSE		CHELMSFORD	CM1 7QG	88	£3,653
£340,000	28/05/2021	Т 3	5	REDMAYNE DRIVE		CHELMSFORD	CM2 9XG	56	£6,071
£312,500	28/05/2021	S 1	.3	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	56	£5,580
£310,000	28/05/2021	S 2	:0	BANKART LANE		CHELMSFORD	CM2 6TZ	56	£5,536
£285,000	28/05/2021	T 2	8	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU	53	£5,377
£220,000	28/05/2021	F 36A		THIRD AVENUE		CHELMSFORD	CM1 4EY	44	£5,000
£210,000	28/05/2021	F 51A		FOURTH AVENUE		CHELMSFORD	CM1 4EZ	44	£4,773
£285,000	28/05/2021	Т	6	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	60	£4,750
£285,000	28/05/2021	Т	3	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	60	£4,750
£345,000	28/05/2021	S 3	7	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	73	£4,726
£550,000	28/05/2021	S 1	.3	GREENWAYS		CHELMSFORD	CM1 4EF	120	£4,583
£375,000	28/05/2021	D 2	8	GREAT COB		CHELMSFORD	CM1 6LA	84	£4,464
£310,000	28/05/2021	T 8	9	BRADFORD STREET		CHELMSFORD	CM2 0BG	72	£4,306
£365,000	28/05/2021	D 4	1	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JJ	85	£4,294
£670,000	28/05/2021	D	6	WINDLEY TYE		CHELMSFORD	CM1 2GR	159	£4,214
£475,000	28/05/2021		8	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	113	£4,204
£360,000	28/05/2021	D 1	.6	CLARENCE CLOSE		CHELMSFORD	CM2 6SE	86	£4,186
£540,000	28/05/2021	D SHERINGHAM		BIRCHES WALK	GALLEYWOOD	CHELMSFORD	CM2 8TZ	129	£4,186
£227,000	28/05/2021	F 30	17	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£4,127
£510,000	28/05/2021	S 3	1	SWISS AVENUE		CHELMSFORD	CM1 2AD	124	£4,113
£314,000			2	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7EZ	77	£4,078
£295,000	28/05/2021	F 5		GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	74	£3,986
£435,000	28/05/2021		5	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DE	111	£3,919
£222,000	28/05/2021	T 3		SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH	57	£3,895
£315,000	28/05/2021		7	DONALD WAY		CHELMSFORD	CM2 9JE	81	£3,889
£290,000	28/05/2021		6	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	77	£3,766
£315,000	28/05/2021		2	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	84	£3,750
£330,000		S 1		CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS	89	£3,708
£330,000	28/05/2021			MEADGATE AVENUE		CHELMSFORD	CM2 7NQ	90	£3,667
£190,000		F 4		JEFFCUT ROAD		CHELMSFORD	CM2 6XN	54	£3,519
£220,000	28/05/2021			PARKINSON DRIVE		CHELMSFORD	CM1 3GS	63	£3,492
£156,000		F 1		WIDFORD PARK PLACE		CHELMSFORD	CM2 8TB	45	£3,467
£265,000	28/05/2021			TYDEMANS		CHELMSFORD	CM2 9FH	78	£3,397
£217,000	28/05/2021	F 16		POLLARDS GREEN		CHELMSFORD	CM2 6UX	64	£3,391
£305,000		T 1		DARRELL CLOSE		CHELMSFORD	CM1 4EL	98	£3,112
£415,000			7	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	58	£7,155
£990,000	01/06/2021			WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	194	£5,103
£340,000	01/06/2021		9	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	73	£4,658
£412,000	01/06/2021		3	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	90	£4,578
£328,000		T 2		ROCHFORD ROAD		CHELMSFORD	CM2 0EG	73	£4,493
£596,000	01/06/2021			WIDFORD ROAD		CHELMSFORD	CM2 8SY	141	£4,227
£345,000		T 3	_	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	82	£4,207
£315,000	01/06/2021			AVON ROAD		CHELMSFORD	CM1 2LB	77	£4,091
£610,000	01/06/2021			CHURCH LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1NA	155	£3,935
£430,000	01/06/2021		.4	ROSSENDALE		CHELMSFORD	CM1 2UA	110	£3,909
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£295,000	01/06/2021	Т	5	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	81	£3,642
£460,000	01/06/2021		11	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	127	£3,622
£405,000	01/06/2021	D	65	PARKLANDS DRIVE		CHELMSFORD	CM1 7SP	119	£3,403
£432,000	02/06/2021	S	36	ROSEBERY ROAD		CHELMSFORD	CM2 0TU	85	£5,082
£550,000	02/06/2021	D	13	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	115	£4,783
£390,000	02/06/2021	S	31	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	90	£4,333
£300,000	02/06/2021	Т	412	LINNET DRIVE		CHELMSFORD	CM2 8AL	78	£3,846
£185,000	02/06/2021	F	211	DURRANT COURT		CHELMSFORD	CM1 1UE	49	£3,776
£425,000	03/06/2021	S	1	WISEMANS COTTAGES	GREAT WALTHAM	CHELMSFORD	CM3 1ET	86	£4,942
£245,000	03/06/2021	F 10 WATERHOUSE CO		BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	50	£4,900
£262,500	03/06/2021	Т	30	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	57	£4,605
£385,000	03/06/2021	Т	21	MAYNE CREST		CHELMSFORD	CM1 6UA	88	£4,375
£319,825	03/06/2021	S	3	PYMS ROAD		CHELMSFORD	CM2 8PY	75	£4,264
£326,000	03/06/2021	S	79	PINES ROAD		CHELMSFORD	CM1 2EZ	77	£4,234
£730,000	03/06/2021	D	179	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	173	£4,220
£380,000	03/06/2021	S	111	KEENE WAY		CHELMSFORD	CM2 8NS	101	£3,762
£495,000	03/06/2021	S	12	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	160	£3,094
£220,500	03/06/2021	Т	2	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	86	£2,564
£655,000	04/06/2021	D	9	HAMLET ROAD		CHELMSFORD	CM2 0EU	100	£6,550
£540,000	04/06/2021	S 1 ROSE COTTAGE		THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	97	£5,567
£205,000	04/06/2021	F	58	STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB	37	£5,541
£310,000	04/06/2021	S	39	RUBENS GATE		CHELMSFORD	CM1 6GW	59	£5,254
£500,000	04/06/2021	D 116A		SANDFORD ROAD		CHELMSFORD	CM2 6DH	100	£5,000
£323,500	04/06/2021	S	68	STEWART ROAD		CHELMSFORD	CM2 9BD	66	£4,902
£402,500	04/06/2021	S	9	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PW	83	£4,849
£188,000	04/06/2021	F	43	BROOKLANDS WALK		CHELMSFORD	CM2 9BH	40	£4,700
£262,500	04/06/2021	Т	12	HELENA COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LZ	56	£4,688
£371,000	04/06/2021	S	55	SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL	80	£4,638
£485,000	04/06/2021	D	46	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,575
£215,000	04/06/2021	Т	34	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	47	£4,574
£212,500	04/06/2021	F	44	HARBERD TYE		CHELMSFORD	CM2 9GJ	47	£4,521
£325,000	04/06/2021	Т	4	LOMBARDY PLACE		CHELMSFORD	CM1 1PZ	72	£4,514
£335,000	04/06/2021	Т	47	LUCAS AVENUE		CHELMSFORD	CM2 9JL	78	£4,295
£385,000	04/06/2021	S	160	CHELMER ROAD		CHELMSFORD	CM2 6AB	94	£4,096
£398,000	04/06/2021	S	162	CHELMER ROAD		CHELMSFORD	CM2 6AB	99	£4,020
£265,000	04/06/2021	Т	124	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	66	£4,015
£207,000	04/06/2021	F	38	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	52	£3,981
£315,000	04/06/2021		6	PENZANCE CLOSE		CHELMSFORD	CM1 6JJ	82	£3,841
£475,000	04/06/2021	D	51	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP	140	£3,393
£295,000		Т	226	DORSET AVENUE		CHELMSFORD	CM2 8YZ	87	£3,391
£720,000	04/06/2021	D	47	SPALDING WAY		CHELMSFORD	CM2 7NZ	225	£3,200
£299,500	04/06/2021		153	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU	97	£3,088
£139,700		F	148	DORSET AVENUE		CHELMSFORD	CM2 8YY	46	£3,037
£95,000	04/06/2021		27	ALBION COURT		CHELMSFORD	CM2 OUT	39	£2,436
£835,000		D	2	GUYS FARM	WRITTLE	CHELMSFORD	CM1 3GA	364	£2,294
£260,000	07/06/2021		233	BADDOW ROAD		CHELMSFORD	CM2 7PZ	51	£5,098
£335,000	07/06/2021	T	6	FIRTREE RISE		CHELMSFORD	CM2 9HS	69	£4,855
£237,000	07/06/2021		183	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	55	£4,309
£460,000		F 15 RIVERS HOUSE, 1		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL	109	£4,220
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£532,000	07/06/2021	D		2	AMCOTES PLACE		CHELMSFORD	CM2 9HZ	134	£3,970
£420,000	07/06/2021	D	142A		MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DQ	111	£3,784
£352,500	07/06/2021	S		21	CHERWELL DRIVE		CHELMSFORD	CM1 2JJ	100	£3,525
£605,000	07/06/2021	D	THE O	LD POST HOUSE	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TB	188	£3,218
£546,000	08/06/2021	S		52	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY	100	£5,460
£935,000	08/06/2021	D		19	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	213	£4,390
£180,000	08/06/2021	F		18	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	44	£4,091
£385,000	09/06/2021	Т		15	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	72	£5,347
£675,000	09/06/2021	S		237	BEEHIVE LANE		CHELMSFORD	CM2 9SH	140	£4,821
£262,000	09/06/2021	F FLAT	16 KING	GEORGE COURT	MOULSHAM STREET		CHELMSFORD	CM2 0JE	55	£4,764
£310,000	09/06/2021	T		42	HAWFINCH WALK		CHELMSFORD	CM2 8BE	72	£4,306
£357,000	09/06/2021	Т		27	RUSHLEYDALE		CHELMSFORD	CM1 6JX	88	£4,057
£339,995	09/06/2021	S		15	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY	85	£4,000
£985,000	09/06/2021	D		19	BEAULIEU BOULEVARD		CHELMSFORD	CM1 6EA	252	£3,909
£310,000	09/06/2021	D		231	RUTLAND ROAD		CHELMSFORD	CM1 4BW	93	£3,333
£275,000	09/06/2021	T		20	NICHOLSON PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UT	91	£3,022
£367,000	10/06/2021	S		4	CHANCELLOR AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6WS	65	£5,646
£285,000	10/06/2021	T		8	TUPMAN CLOSE		CHELMSFORD	CM1 4UP	58	£4,914
£550,000	10/06/2021	D		24	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£4,622
£120,000	10/06/2021	F		20	DARNAY RISE		CHELMSFORD	CM1 4XA	26	£4,615
£700,000	10/06/2021	D		1	HILL CRESCENT		CHELMSFORD	CM2 6HT	154	£4,545
£335,000	10/06/2021	Т		89	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	76	£4,408
£320,000	10/06/2021	S		2	ROLLESTONS	WRITTLE	CHELMSFORD	CM1 3JT	74	£4,324
£166,500	10/06/2021	F		36	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	42	£3,964
£400,000	10/06/2021	D		8	DARRELL CLOSE		CHELMSFORD	CM1 4EL	101	£3,960
£330,000	10/06/2021	S		50	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3EA	87	£3,793
£290,000	10/06/2021	Т		82	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DX	85	£3,412
£290,000	10/06/2021	T		93	NOAKES AVENUE		CHELMSFORD	CM2 8EW	91	£3,187
£375,000	10/06/2021	Т		47	SHELLEY ROAD		CHELMSFORD	CM2 6ER	122	£3,074
£310,000	10/06/2021	S		37	HOUBLON DRIVE		CHELMSFORD	CM2 8SE	110	£2,818
£230,000	11/06/2021	Т		22	SOUTHER CROSS	GOOD EASTER	CHELMSFORD	CM1 4RX	44	£5,227
£235,000	11/06/2021	Т		2	JUBILEE TERRACE	WOODHAM FERRERS	CHELMSFORD	CM3 8RH	45	£5,222
£390,000	11/06/2021	S		28	CROSSWAYS		CHELMSFORD	CM2 9EP	76	£5,132
£400,000	11/06/2021	D		5	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	80	£5,000
£330,000		Т		16	NEW WRITTLE STREET		CHELMSFORD	CM2 ORR	72	£4,583
£486,000	11/06/2021	D		112	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	108	£4,500
£258,000	11/06/2021			99	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	59	£4,373
£247,000	11/06/2021	Т		114	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	58	£4,259
£650,000	11/06/2021	D		99	BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	153	£4,248
£365,000	11/06/2021	Т		16	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	86	£4,244
£420,000	11/06/2021	D	1A		ROBERT CLOSE		CHELMSFORD	CM2 6FJ	102	£4,118
£480,000	11/06/2021	D		2	MILLSON BANK		CHELMSFORD	CM2 6QD	121	£3,967
£210,000	11/06/2021		5 THE P	HOENIX, 41	NEW STREET		CHELMSFORD	CM1 1PT	54	£3,889
£307,200		T		326	LINNET DRIVE		CHELMSFORD	CM2 8AL	79	£3,889
£285,000	11/06/2021			9	LUCKSFIELD WAY		CHELMSFORD	CM2 8HW	77	£3,701
£255,000		F		57	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	69	£3,696
£166,000	11/06/2021			28	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	46	£3,609
£795,000	11/06/2021	D .		64	BEEHIVE LANE		CHELMSFORD	CM2 9RX	221	£3,597
£185,000	11/06/2021			133	CROCUS WAY		CHELMSFORD	CM1 6XH	52	£3,558
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£275,000	11/06/2021	F			37	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	79	£3,481
£950,000		D			45	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3EA	353	£2,691
£76,250	11/06/2021	F			46	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY	72	£1,059
£1,200,000	14/06/2021	D		GREEN ACRES		WEST HANNINGFIELD ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UE	N/A	#VALUE!
£285,000	14/06/2021	T	1	THATCHED COTTAGE		CHURCH LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1PQ	N/A	#VALUE!
£1,350,000	14/06/2021			BROOK FARM		BROOK LANE	GREAT BADDOW	CHELMSFORD	CM2 7SX	226	£5,973
£705,000	14/06/2021	D		WHEEL GATES		WEST HANNINGFIELD ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UE	131	£5,382
£560,000					2	SACKVILLE CLOSE		CHELMSFORD	CM1 2LU	105	£5,333
£365,500	14/06/2021	S			74	SANDFORD ROAD		CHELMSFORD	CM2 6DH	70	£5,221
£257,500	14/06/2021	Т			9	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB	53	£4,858
£1,225,000	14/06/2021	D			34	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH	274	£4,471
£562,000	14/06/2021	S		COLMID COTTAGE		SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DF	128	£4,391
£325,000	14/06/2021	S			52	WIDFORD ROAD		CHELMSFORD	CM2 8SY	75	£4,333
£600,000	14/06/2021	D		SPRINGWOOD		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	144	£4,167
£330,000	14/06/2021	T			145	BARNARD ROAD		CHELMSFORD	CM2 8RS	83	£3,976
£310,000	14/06/2021	T			98	BISHOP ROAD		CHELMSFORD	CM1 1PY	78	£3,974
£240,000	14/06/2021	F			20	TYDEMANS		CHELMSFORD	CM2 9FH	69	£3,478
£190,000	14/06/2021	F			23	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,220
£207,500	14/06/2021	T			31	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	69	£3,007
£117,500	14/06/2021	F			49	BRASSIE WOOD		CHELMSFORD	CM3 3FP	59	£1,992
£85,500	14/06/2021	F	FLAT 4	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW	71	£1,204
£850,000	15/06/2021	D		2B		FITZWALTER PLACE		CHELMSFORD	CM1 2LX	126	£6,746
£430,000	15/06/2021	D			57	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DU	75	£5,733
£685,000	15/06/2021	D			5	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY	146	£4,692
£235,000	15/06/2021	F			126	WOOD STREET		CHELMSFORD	CM2 8BL	54	£4,352
£183,000	15/06/2021	F			13	BROOKLANDS WALK		CHELMSFORD	CM2 9BH	44	£4,159
£212,000	15/06/2021	F			192	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE	51	£4,157
£450,000	16/06/2021	D			30	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL	92	£4,891
£325,000	16/06/2021	T			39	LUCAS AVENUE		CHELMSFORD	CM2 9JL	69	£4,710
£345,000	16/06/2021	Т			40	ROBIN WAY		CHELMSFORD	CM2 8AS	74	£4,662
£354,000	16/06/2021	D			8	POCKLINGTON CLOSE	CHELMER VILLAGE	CHELMSFORD	CM2 6SQ	78	£4,538
£362,500	16/06/2021	T			21	FOREFIELD GREEN		CHELMSFORD	CM1 6YU	82	£4,421
£775,000	16/06/2021	D			20	JACKSON BACON VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BJ	198	£3,914
£780,000					144	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	208	£3,750
£282,000	16/06/2021	F			8	HAYES CLOSE		CHELMSFORD	CM2 ORN	81	£3,481
£460,000	17/06/2021				3	CONSTANCE CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BW	84	£5,476
£376,500	17/06/2021	S			5	GOULTON ROAD		CHELMSFORD	CM1 7DW	74	£5,088
£278,000	17/06/2021				108	HENNIKER GATE		CHELMSFORD	CM2 6SB	60	£4,633
£1,175,000	17/06/2021	S			188	NEW LONDON ROAD		CHELMSFORD	CM2 0AR	259	£4,537
£327,500	17/06/2021				72	PYMS ROAD		CHELMSFORD	CM2 8PY	73	£4,486
£400,000	17/06/2021	S			40	HILLARY CLOSE		CHELMSFORD	CM1 7RP	90	£4,444
£895,000	17/06/2021				6	WOODLAND WAY	EDNEY COMMON	CHELMSFORD	CM1 7RF	204	£4,387
£565,000	17/06/2021	S			15	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	133	£4,248
£225,000	17/06/2021				14	MONTFORT DRIVE	BIOONIFIELD	CHELMISFORD	CM2 9FN	63	£3,571
£385,000	17/06/2021				135	LINNET DRIVE				110	
£1,200,000	18/06/2021	S T		SWAN HOUSE, 27	135	THE GREEN	WEITTLE	CHELMSFORD CHELMSFORD	CM2 8AQ CM1 3DT	N/A	£3,500 #VALUE!
£1,400,000	18/06/2021	D		SWAIN HOUSE, 27	3	THE GREEN	WRITTLE WRITTLE		CM1 3DT	N/A N/A	#VALUE!
		S			50	BEARDSLEY DRIVE	VVKIIILE	CHELMSFORD	CM1 3D1	N/A 54	
£325,000		T T	2	OLD COURT	50			CHELMSFORD		63	£6,019
£346,000	18/06/2021	ı	2	OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	63	£5,492

£425,000	18/06/2021	D CLAIR VIEW	VICARAGE ROAD	ROXWELL	CHELMSFORD	CM1 4NB	78	£5,449
£350,000		T CLAIR VIEW	COWDRIE WAY	SPRINGFIELD			67	
£255,000	18/06/2021 18/06/2021				CHELMSFORD	CM2 6GL	50	£5,224
			COBURG PLACE MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY		£5,100
£258,000	18/06/2021			SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	52	£4,962
£367,500	18/06/2021		BREE HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AD	78	£4,712
£400,000	18/06/2021	T 87	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LW	85	£4,706
£263,000	18/06/2021		BAKER STREET		CHELMSFORD	CM2 OSF	57	£4,614
£385,000		S 9	TOTNES WALK		CHELMSFORD	CM1 6LU	84	£4,583
£370,000	18/06/2021		MAPLE DRIVE		CHELMSFORD	CM2 9HR	83	£4,458
£285,000	18/06/2021	T 1	HEATHER COURT	COLITIL MOODULANA FERRERS	CHELMSFORD	CM1 6YQ	64	£4,453
£399,995	18/06/2021		BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	90	£4,444
£725,000	18/06/2021	D 5	CHELMER AVENUE	LITTLE WALTHAM	CHELMSFORD	CM3 3PB	167	£4,341
£606,000	18/06/2021		FIFTH AVENUE		CHELMSFORD	CM1 4HB	140	£4,329
£495,000	18/06/2021	S 14	SYLVAN CLOSE		CHELMSFORD	CM2 9HJ	119	£4,160
£400,000	18/06/2021		TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	97	£4,124
£675,000	18/06/2021	D 10	KINGSTON AVENUE		CHELMSFORD	CM2 6DP	169	£3,994
£158,000	18/06/2021	F 63	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XZ	40	£3,950
£250,000	18/06/2021	F 12	FALCONS MEAD		CHELMSFORD	CM2 0NN	64	£3,906
£412,500	18/06/2021		PARK AVENUE		CHELMSFORD	CM1 2AB	106	£3,892
£655,000	18/06/2021	D 58	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4XH	172	£3,808
£327,500	18/06/2021	T 32	CANBERRA CLOSE		CHELMSFORD	CM1 2EF	87	£3,764
£360,000	18/06/2021	S 33	OSPREY WAY		CHELMSFORD	CM2 8AP	96	£3,750
£370,000	18/06/2021	T 14	RUSHLEYDALE		CHELMSFORD	CM1 6JX	100	£3,700
£330,000	18/06/2021	T 17	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LQ	90	£3,667
£307,500	18/06/2021		DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	86	£3,576
£358,000	18/06/2021	S 60	ALDER DRIVE		CHELMSFORD	CM2 9EZ	101	£3,545
£360,000	18/06/2021		ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	102	£3,529
£290,000	18/06/2021	T 33	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	83	£3,494
£380,000	18/06/2021		HAWKHURST CLOSE		CHELMSFORD	CM1 2SN	112	£3,393
£355,000	18/06/2021	T 9	CHURCHILL RISE		CHELMSFORD	CM1 6FD	106	£3,349
£218,000	18/06/2021	F 30	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	69	£3,159
£197,861	18/06/2021	F 50 MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	63	£3,141
£304,000	18/06/2021	T 8	WINDSOR WAY		CHELMSFORD	CM1 2TN	103	£2,951
£140,000	18/06/2021	T 16	CONSTANCE CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BW	57	£2,456
£450,000	21/06/2021		BRICKHOUSE LANE	BOREHAM	CHELMSFORD	CM3 3JQ	72	£6,250
£450,000	21/06/2021	D 117	POLLARDS GREEN		CHELMSFORD	CM2 6UX	85	£5,294
£740,000	21/06/2021		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS	142	£5,211
£1,442,000	21/06/2021	D 7	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	279	£5,168
£450,000	21/06/2021		THIRD AVENUE		CHELMSFORD	CM1 4EX	88	£5,114
£390,000		S 31	AUBREY CLOSE		CHELMSFORD	CM1 4EJ	77	£5,065
£432,500	21/06/2021	S 38	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	87	£4,971
£332,000	21/06/2021	T 22	MARCONI ROAD		CHELMSFORD	CM1 1QB	68	£4,882
£522,500	21/06/2021		SECOND AVENUE		CHELMSFORD	CM1 4ET	110	£4,750
£220,000	21/06/2021		KINGS ROAD		CHELMSFORD	CM1 2BA	47	£4,681
£356,500	21/06/2021	S 13	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	78	£4,571
£190,000	21/06/2021		MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	42	£4,524
£555,000	21/06/2021	D 47	CORNELIUS VALE		CHELMSFORD	CM2 6GY	128	£4,336
£346,500	21/06/2021	D 25	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN	81	£4,278
£350,000	21/06/2021	D 12	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA	82	£4,268

£560,000	21/06/2021	D		1	TROTWOOD CLOSE		CHELMSFORD	CM1 4UZ	132	£4,242
£307,000	21/06/2021	Т		45	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	73	£4,205
£355,000	21/06/2021	S		67	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	85	£4,176
£375,000	21/06/2021	S		19	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	91	£4,121
£777,650	21/06/2021	S		47	VICARAGE ROAD		CHELMSFORD	CM2 9BS	192	£4,050
£870,000	21/06/2021	D		6	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	215	£4,047
£370,000	21/06/2021	S		150	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG	93	£3,978
£197,500	21/06/2021	F	9 STONHAM PLACE		CHELMER ROAD		CHELMSFORD	CM2 6DG	50	£3,950
£835,000	21/06/2021	D	3 THE MANOR HOUSE		ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RY	216	£3,866
£305,000	21/06/2021	Т		29	SKYLARK WALK		CHELMSFORD	CM2 8BA	79	£3,861
£475,000	21/06/2021	D	GARDEN COTTAGE		COOPERS LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NG	126	£3,770
£631,500	21/06/2021	D		25	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ	168	£3,759
£275,000	21/06/2021	Т		37	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	80	£3,438
£330,000	21/06/2021	S		3	WEST AVENUE		CHELMSFORD	CM1 2DB	106	£3,113
£545,000	21/06/2021	D		21	OLDBURY AVENUE		CHELMSFORD	CM2 7ED	196	£2,781
£290,000	21/06/2021	D	BIRCHWOOD HOUSE		GOAT HALL LANE		CHELMSFORD	CM2 8PH	131	£2,214
£453,000	22/06/2021	D		6	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	77	£5,883
£650,000	22/06/2021	D	LITTLE CLEATOP		SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DP	112	£5,804
£450,000	22/06/2021	D		16	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6QA	90	£5,000
£950,000	22/06/2021	D	HOWDENS		PLUMPTRE LANE	DANBURY	CHELMSFORD	CM3 4JL	193	£4,922
£611,000	22/06/2021	D		33	DAEN INGAS	DANBURY	CHELMSFORD	CM3 4DB	135	£4,526
£375,000	22/06/2021	S	1 LORDSHIP COTTAGES		LORDSHIP ROAD	WRITTLE	CHELMSFORD	CM1 3RP	87	£4,310
£340,000	22/06/2021	Т		57	HAWFINCH WALK		CHELMSFORD	CM2 8BE	83	£4,096
£190,000	22/06/2021	F		102	BRADFORD STREET		CHELMSFORD	CM2 0XU	47	£4,043
£347,500	22/06/2021	Т		45	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	95	£3,658
£307,000		T		288	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	85	£3,612
£290,000	22/06/2021	S		51	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	83	£3,494
£115,000	22/06/2021	F	117 HAVENCOURT		VICTORIA ROAD		CHELMSFORD	CM1 1EA	34	£3,382
£560,000	23/06/2021	D		14	CHIGNAL ROAD		CHELMSFORD	CM1 2JB	N/A	#VALUE!
£380,000		T		15	HAMLET ROAD		CHELMSFORD	CM2 0EU	74	£5,135
£790,000	23/06/2021	S		682	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	154	£5,130
£910,000	23/06/2021	D		107	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BZ	179	£5,084
£550,000	23/06/2021	D		9	BRIDGE CROFT	HOWE STREET	CHELMSFORD	CM3 1RE	112	£4,911
£413,000	23/06/2021	D		9	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£4,589
£575,000	23/06/2021	D		5	GREAT GODFREYS	WRITTLE	CHELMSFORD	CM1 3PQ	128	£4,492
£395,000		S		57	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	88	£4,489
£611,000	23/06/2021	D		22	BEELEIGH LINK		CHELMSFORD	CM2 6RG	137	£4,460
£160,000	23/06/2021	F		148	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,444
£312,500	23/06/2021	S		21	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	72	£4,340
£507,500		S		34	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,338
£535,000	23/06/2021	S		19	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	127	£4,213
£345,000		T		39	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	82	£4,207
£310,000	23/06/2021	T		6	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU	74	£4,189
£450,000	23/06/2021			8	OLDBURY AVENUE		CHELMSFORD	CM2 7EB	108	£4,167
£428,000	23/06/2021	D		3	PETERSFIELD		CHELMSFORD	CM1 4EP	105	£4,076
£245,000	23/06/2021			68	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	63	£3,889
£263,550	23/06/2021	T		21	VIOLET CLOSE		CHELMSFORD	CM1 6XG	68	£3,876
£565,000	23/06/2021	D		12	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	152	£3,717
£494,000	23/06/2021	T		79	PARKINSON DRIVE	J. MITOTILLE	CHELMSFORD	CM1 3GU	161	£3,068
L+3+,000	23/00/2021	'		,,	17 MANUASON DINIVE		CALLIVISI OND	CIVIT JOU	101	13,000

£935,000	24/06/2021	D			61	STONEHILL ROAD	ROXWELL	CHELMSFORD	CM1 4NS	156	£5,994
£485,000	24/06/2021	D		HEATHER COTTAGE		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TE	85	£5,706
£420,000	24/06/2021	D			141	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	75	£5,600
£500,000	24/06/2021	S			2	HULLS LANE	SANDON	CHELMSFORD	CM2 7SA	90	£5,556
£355,000	24/06/2021	S			222	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	69	£5,145
£440,000	24/06/2021	T			28	HARDY CLOSE		CHELMSFORD	CM1 1AE	86	£5,116
£575,000	24/06/2021	D			60	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL	116	£4,957
£620,000	24/06/2021	S			21	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	127	£4,882
£685,000	24/06/2021	D			23	GOODIER ROAD		CHELMSFORD	CM1 2GG	142	£4,824
£500,000	24/06/2021	T			67	FIFTH AVENUE		CHELMSFORD	CM1 4HB	105	£4,762
£237,000	24/06/2021	F			21	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	50	£4,740
£245,000	24/06/2021	F			204	UPPER BRIDGE ROAD		CHELMSFORD	CM2 ORU	52	£4,712
£280,000	24/06/2021	F	51	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	60	£4,667
£469,000	24/06/2021	S			156	CHELMER ROAD		CHELMSFORD	CM2 6AB	102	£4,598
£367,500	24/06/2021	S			11	OAK MANOR VIEW	GREAT LEIGHS	CHELMSFORD	CM3 1GZ	83	£4,428
£103,000	24/06/2021	F	19	WINGROVE COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 4ES	24	£4,292
£630,000	24/06/2021	D			40	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4NQ	150	£4,200
£285,000	24/06/2021	T			1	CHRISTY AVENUE		CHELMSFORD	CM1 2BG	70	£4,071
£447,500	24/06/2021	S			36	BEECHES CRESCENT		CHELMSFORD	CM1 2FU	110	£4,068
£189,000	24/06/2021	F			100	BRADFORD STREET		CHELMSFORD	CM2 0XU	47	£4,021
£395,000	24/06/2021	S			16	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	100	£3,950
£367,000	24/06/2021	S			23	MEADGATE AVENUE		CHELMSFORD	CM2 7ND	96	£3,823
£170,000	24/06/2021	F			5	PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ	45	£3,778
£481,000	24/06/2021	D			51	BEELEIGH LINK		CHELMSFORD	CM2 6PH	130	£3,700
£150,000	24/06/2021	F			139	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XZ	49	£3,061
£260,000	24/06/2021	T			39	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	87	£2,989
£590,000	25/06/2021	D			119	WRITTLE ROAD		CHELMSFORD	CM1 3BP	83	£7,108
£183,500	25/06/2021	T		40A		MALTESE ROAD		CHELMSFORD	CM1 2PA	27	£6,796
£685,000	25/06/2021	D			3	VALLETTA CLOSE		CHELMSFORD	CM1 2PT	116	£5,905
£343,000	25/06/2021	S			17	STEWART ROAD		CHELMSFORD	CM2 9BA	59	£5,814
£500,000	25/06/2021	D		VICTORIA HOUSE		VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PB	89	£5,618
£482,500	25/06/2021	D			61	POLLARDS GREEN		CHELMSFORD	CM2 6UL	86	£5,610
£875,000	25/06/2021	D			68	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY	156	£5,609
£560,000	25/06/2021	D			90	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	100	£5,600
£865,000	25/06/2021	D			16	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	164	£5,274
£537,000	25/06/2021	D			2	ARUN CLOSE		CHELMSFORD	CM1 7QE	102	£5,265
£655,000	25/06/2021	D			18	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8JA	128	£5,117
£342,000	25/06/2021	T			41	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	68	£5,029
£407,000	25/06/2021	S			19	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	81	£5,025
£700,000	25/06/2021	D		BRYONY HOUSE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	140	£5,000
£195,000	25/06/2021	T			67	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£4,875
£710,000	25/06/2021	D		LOGUIVY		MAYES LANE	SANDON	CHELMSFORD	CM2 7RP	147	£4,830
£315,000		T			34	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	67	£4,701
£725,000	25/06/2021	D			7	BUCKLAND GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AN	155	£4,677
£425,000	25/06/2021				74	WOOD STREET	223	CHELMSFORD	CM2 9FQ	91	£4,670
£847,500	25/06/2021	D		CHERRY TREES		WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	183	£4,631
£300,000	25/06/2021	F			13	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	65	£4,615
£330,000	25/06/2021	S			37	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	72	£4,583
£630,000	25/06/2021				109	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3ND	138	£4,565
200,000	23/00/2021	-			100	5.1.5/ III 110/ ID	TYTAT I LL	CITELITISI OND	CIVIT SIVE	130	L-1,505

£178,000	<u> </u>	Т	32	COLYERS REACH		CHELMSFORD	CM2 6RN	39	£4,564
£518,000	25/06/2021		36	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TR	114	£4,544
£185,000	<u> </u>	F	81	BEELEIGH LINK		CHELMSFORD	CM2 6PH	41	£4,512
£365,000	25/06/2021	S	19	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH	81	£4,506
£215,000	25/06/2021	F 18 BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	48	£4,479
£290,000	25/06/2021	Т	16	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	66	£4,394
£337,500	25/06/2021	F	35	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	77	£4,383
£385,000	25/06/2021	S	95	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	89	£4,326
£375,000	25/06/2021	Т	31	SYCAMORE WAY		CHELMSFORD	CM2 9LZ	88	£4,261
£346,000	25/06/2021	S	102	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JJ	82	£4,220
£580,000	25/06/2021	D	24	TAPLEY ROAD		CHELMSFORD	CM1 4XY	138	£4,203
£520,000	25/06/2021	S	5	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	124	£4,194
£415,000	25/06/2021	F FLAT 3 THE LAWNS		THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AE	99	£4,192
£304,000	25/06/2021	Т	267	AVON ROAD		CHELMSFORD	CM1 2LB	73	£4,164
£310,000	25/06/2021	Т	38	ORCHARD STREET		CHELMSFORD	CM2 0HD	76	£4,079
£418,000	25/06/2021	D	2	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	104	£4,019
£329,000	25/06/2021	Т	22	FIRTREE RISE		CHELMSFORD	CM2 9HS	82	£4,012
£320,000	25/06/2021	F 9 ALEXANDRA COURT		CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	80	£4,000
£235,000	25/06/2021	F	15	SPRINGFIELD BASIN		CHELMSFORD	CM2 6YQ	59	£3,983
£412,500	25/06/2021	S	3	PANDAN CLOSE	WEST HANNINGFIELD	CHELMSFORD	CM2 8FP	104	£3,966
£380,000	25/06/2021	S	24	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	98	£3,878
£220,000	25/06/2021	F 4 STONHAM PLACE		CHELMER ROAD		CHELMSFORD	CM2 6DG	57	£3,860
£715,000		D	10	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH	186	£3,844
£305,000	25/06/2021		1	CHELMER ROAD		CHELMSFORD	CM2 6NH	80	£3,813
£342,000		T	218	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	90	£3,800
£1,030,000	25/06/2021	D BADYNGHAMS		BANBURY SQUARE	GREAT WALTHAM	CHELMSFORD	CM3 1FD	273	£3,773
£358,500		D	16	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	96	£3,734
£1,075,000	25/06/2021			BACK LANE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BL	288	£3,733
£530,000		D 5.0.05	26	EMBERSON CROFT	E TOTTI MINITERI LEE	CHELMSFORD	CM1 4FD	142	£3,732
£540,000	25/06/2021		39	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	145	£3,724
£401,000		S	24	CHESTNUT WALK		CHELMSFORD	CM1 4JU	108	£3,713
£678,000	25/06/2021		8	CORNELIUS VALE		CHELMSFORD	CM2 6YF	184	£3,685
£235,000		F	13	AMCOTES PLACE		CHELMSFORD	CM2 9HZ	64	£3,672
£491,000	25/06/2021		4	DUKES WOOD CLOSE	BOREHAM	CHELMSFORD	CM3 3FT	135	£3,637
£197,500		F	126	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR	55	£3,591
£190,000	25/06/2021		64	PARKINSON DRIVE	GREAT BADDOW	CHELMSFORD	CM1 3GH	53	£3,585
£785,000		D MILL GATES	04	MARGARETTING ROAD	GALLEYWOOD	CHELMSFORD	CM2 8TS	234	£3,355
		T MILL GATES	F.7						
£342,000			57	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	102	£3,353
£430,000	<u> </u>	D c	27	HOYNORS	DANBURY	CHELMSFORD	CM3 4RL	131	£3,282
£317,500	25/06/2021		12	CLAYPITS ROAD	BOREHAM SERBERS	CHELMSFORD	CM3 3BZ	97	£3,273
£690,000	-,,	T	18	ARLINGTON SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BF	221	£3,122
£510,000	25/06/2021		71	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JL	164	£3,110
£430,000	-,,	T -	191	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	157	£2,739
£243,000	25/06/2021		73	WHEATFIELD WAY		CHELMSFORD	CM1 2RB	93	£2,613
£88,500	-,,	F -	69	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	71	£1,246
£347,000	28/06/2021		32	SKERRY RISE		CHELMSFORD	CM1 4EG	54	£6,426
£455,000		S	55	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DU	71	£6,408
£532,000	28/06/2021		28	SIXTH AVENUE		CHELMSFORD	CM1 4ED	86	£6,186
£285,000	28/06/2021	Т	21	PRIMULA WAY		CHELMSFORD	CM1 6QT	48	£5,938

£500,000	28/06/2021		13	CANFORD CLOSE		CHELMSFORD	CM2 9RG	87	£5,747
£327,500		S	12A	RUBENS GATE		CHELMSFORD	CM1 6GN	57	£5,746
£685,000	28/06/2021		37	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	127	£5,394
£450,000		S	234	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	85	£5,294
£346,000	28/06/2021	Т	4	STEAMER TERRACE		CHELMSFORD	CM1 1QP	66	£5,242
£555,000		S	42	FIFTH AVENUE		CHELMSFORD	CM1 4HD	106	£5,236
£360,000	28/06/2021	S	23	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LN	70	£5,143
£526,000		D	53	POLLARDS GREEN		CHELMSFORD	CM2 6UH	108	£4,870
£475,000	28/06/2021	D	77	FOXHOLES ROAD		CHELMSFORD	CM2 7HS	98	£4,847
£930,000	28/06/2021	D	12	DALRYMPLE CLOSE		CHELMSFORD	CM1 7RF	195	£4,769
£280,000	28/06/2021	F	49	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	59	£4,746
£460,000	28/06/2021	S	1	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	97	£4,742
£385,000	28/06/2021	S	149	BEEHIVE LANE		CHELMSFORD	CM2 9SG	82	£4,695
£519,000	28/06/2021	S	10	BURNELL GATE		CHELMSFORD	CM1 6ED	111	£4,676
£300,000	28/06/2021	S	54	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	65	£4,615
£390,000	28/06/2021	Т	53	TAVISTOCK ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JN	85	£4,588
£471,500	28/06/2021	D	28	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	103	£4,578
£535,000	28/06/2021	D	9	COURT ROAD	BROOMFIELD	CHELMSFORD	CM1 7EW	118	£4,534
£222,500	28/06/2021	F	41	THAMES AVENUE		CHELMSFORD	CM1 2LN	50	£4,450
£360,000	28/06/2021	S	6	MAPLE DRIVE		CHELMSFORD	CM2 9HP	81	£4,444
£300,000	28/06/2021	Т	44	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	68	£4,412
£237,500	28/06/2021	F	104	CHELMER ROAD		CHELMSFORD	CM2 6AB	54	£4,398
£510,000	28/06/2021	S	74	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LB	116	£4,397
£350,000	28/06/2021	T	125	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,321
£370,000	28/06/2021	D	13	MIMOSA CLOSE		CHELMSFORD	CM1 6NW	86	£4,302
£360,000	28/06/2021	D	2	NICKLEBY ROAD		CHELMSFORD	CM1 4UL	84	£4,286
£182,000	28/06/2021	Т	43	TUGBY PLACE		CHELMSFORD	CM1 4XL	43	£4,233
£540,000	28/06/2021	Т	24	FLEETWOOD SQUARE	SPRINGFIELD	CHELMSFORD	CM1 6AQ	130	£4,154
£293,000	28/06/2021	Т	3	WOOD LEYS		CHELMSFORD	CM1 4FG	73	£4,014
£407,500	28/06/2021	S	15	ROLAND CLOSE	BROOMFIELD	CHELMSFORD	CM1 7ED	102	£3,995
£345,000	28/06/2021	Т	165	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	88	£3,920
£445,000	28/06/2021	D	15	JACARANDA CLOSE		CHELMSFORD	CM1 6NN	114	£3,904
£315,000	28/06/2021	S	11	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	84	£3,750
£500,000	28/06/2021	S	130	CHELMER ROAD		CHELMSFORD	CM2 6AB	134	£3,731
£440,000	28/06/2021	S	50	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£3,697
£358,000		S	140	SUNRISE AVENUE		CHELMSFORD	CM1 4JR	97	£3,691
£450,000	28/06/2021	D	26	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	123	£3,659
£590,000	28/06/2021	D	LYCHGATE HOUSE	BACK LANE	FORD END	CHELMSFORD	CM3 1LG	162	£3,642
£235,000	28/06/2021	F	56	PEMBROKE PLACE		CHELMSFORD	CM1 4AT	70	£3,357
£291,000	28/06/2021	T	101	NOAKES AVENUE		CHELMSFORD	CM2 8EW	87	£3,345
£330,000	28/06/2021		9	SCOTTS WALK		CHELMSFORD	CM1 2HB	99	£3,333
£205,000	28/06/2021	F	159	WOODHALL ROAD		CHELMSFORD	CM1 4AF	62	£3,306
£1,350,000	29/06/2021		28	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QH	N/A	#VALUE!
£265,000	29/06/2021	T	47	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	N/A	#VALUE!
£710,000	29/06/2021		55	VICARAGE ROAD		CHELMSFORD	CM2 9BT	115	£6,174
£450,000	29/06/2021	D	16	SUTTON MEAD		CHELMSFORD	CM2 6QB	76	£5,921
£325,000	29/06/2021		34	TYTHE CLOSE		CHELMSFORD	CM1 6SU	57	£5,702
£870,000	29/06/2021	D	LYNDHURST	RINGTAIL GREEN	FORD END	CHELMSFORD	CM3 1LW	153	£5,686
£710,000	29/06/2021		BRADSTOWE	THE COMMON	DANBURY	CHELMSFORD	CM3 4EE	128	£5,547
2, 10,000	23,00,2021	-			5/11/5011/	C	0.1.5 TLL	120	20,047

£910,000	29/06/2021	D	GILL HOUSE		RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	166	£5,482
£855,000	29/06/2021	D	WOODVIEW		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SE	156	£5,481
£460,000	29/06/2021	D	3	8	THE CRESCENT	LITTLE LEIGHS	CHELMSFORD	CM3 1LY	84	£5,476
£320,000	29/06/2021	Т	21 OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	59	£5,424
£485,000	29/06/2021	D	55	5	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	91	£5,330
£185,000	29/06/2021	F	68	8	STAPLEFORD CLOSE		CHELMSFORD	CM2 ORB	36	£5,139
£435,000	29/06/2021	S	24	4	AVENUE ROAD		CHELMSFORD	CM2 9TY	87	£5,000
£650,000	29/06/2021	D	7	7	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE	133	£4,887
£200,000	29/06/2021	Т	78	8	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	41	£4,878
£390,000	29/06/2021	Т	57	7	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	80	£4,875
£360,000	29/06/2021	Т	10 CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR	76	£4,737
£525,000	29/06/2021	D	13	3	LAWN LANE		CHELMSFORD	CM1 6NP	111	£4,730
£250,000	29/06/2021	F	98	8	STAPLEFORD CLOSE		CHELMSFORD	CM2 0QX	53	£4,717
£360,000	29/06/2021	S	16	6	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	77	£4,675
£350,000	29/06/2021	Т	14	4	GROVE ROAD		CHELMSFORD	CM2 0EY	75	£4,667
£705,000	29/06/2021	S	140	0	VICARAGE ROAD		CHELMSFORD	CM2 9BT	152	£4,638
£900,000	29/06/2021	D	11	1	DILSTON	DANBURY	CHELMSFORD	CM3 4RN	201	£4,478
£295,000	29/06/2021	Т		3	FANNERS GREEN	GREAT WALTHAM	CHELMSFORD	CM3 1EA	66	£4,470
£555,000	29/06/2021	S		2	THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN	126	£4,405
£232,500	29/06/2021	F	18	8	GOODIER ROAD		CHELMSFORD	CM1 2GG	53	£4,387
£1,475,000	29/06/2021	D	31	1	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	337	£4,377
£410,000	29/06/2021	S	§	8	DROOD CLOSE		CHELMSFORD	CM1 4XX	94	£4,362
£450,000	29/06/2021	S	40	0	HILL VIEW ROAD		CHELMSFORD	CM1 7RX	104	£4,327
£375,000	29/06/2021	D	173	3	BEELEIGH LINK		CHELMSFORD	CM2 6PH	87	£4,310
£560,000	29/06/2021	D	30	0	HAVISHAM WAY		CHELMSFORD	CM1 4UY	130	£4,308
£370,000	29/06/2021	S	23	3	WHYVERNE CLOSE		CHELMSFORD	CM1 6UE	86	£4,302
£390,000	29/06/2021	S	56	6	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JL	92	£4,239
£177,000	29/06/2021	F	29	9	BODMIN ROAD		CHELMSFORD	CM1 6LJ	42	£4,214
£352,000	29/06/2021	Т	33	3	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	84	£4,190
£345,000	29/06/2021	Т	21	1	SHIRE CLOSE		CHELMSFORD	CM1 6FW	84	£4,107
£329,995	29/06/2021	Т	31	1	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	81	£4,074
£535,000	29/06/2021	Т	128	8	MOULSHAM STREET		CHELMSFORD	CM2 0JW	133	£4,023
£350,000	29/06/2021	Т	33	3	PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	88	£3,977
£525,000	29/06/2021	S	§	8	AUGUSTINE WAY	BICKNACRE	CHELMSFORD	CM3 4ET	132	£3,977
£440,000	29/06/2021	D	(	6	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	112	£3,929
£179,000	29/06/2021	F	178	8	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	47	£3,809
£910,000	29/06/2021	D	16	6	GABLEFIELDS	SANDON	CHELMSFORD	CM2 7SP	245	£3,714
£330,250	29/06/2021	Т		1	WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA	89	£3,711
£315,000	29/06/2021	Т	3	8	CHATLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NU	85	£3,706
£327,500	29/06/2021	S	20	0	ARNHEM ROAD		CHELMSFORD	CM1 2EN	90	£3,639
£315,000	29/06/2021	S	580	0	LINNET DRIVE		CHELMSFORD	CM2 8AW	89	£3,539
£662,500	29/06/2021	D	130	0	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	189	£3,505
£460,000	29/06/2021	D	10	0	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	138	£3,333
£385,000	29/06/2021	T	38	8	CROMPTON STREET		CHELMSFORD	CM1 3GP	123	£3,130
£220,000		F	30	0	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	72	£3,056
£200,000	29/06/2021	F	112	2	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	81	£2,469
£425,000	30/06/2021	S	31	1	BEECHES ROAD		CHELMSFORD	CM1 2RX	54	£7,870
£315,000	30/06/2021	S	11	1	LAKIN CLOSE		CHELMSFORD	CM2 6RU	44	£7,159
£495,000	30/06/2021	S	195	5	BEEHIVE LANE		CHELMSFORD	CM2 9SH	74	£6,689
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£365,000	30/06/2021				4	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	63	£5,794
£1,205,000	30/06/2021	D		FIELD HOUSE		WHEELERS HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LY	211	£5,711
£495,000	30/06/2021			LITTLE BROOK COTTAGE		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	87	£5,690
£415,000	30/06/2021	D			1	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ	73	£5,685
£540,000	30/06/2021	D			49	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	95	£5,684
£402,500	30/06/2021	D			41	MENISH WAY		CHELMSFORD	CM2 6RT	71	£5,669
£665,000	30/06/2021	S			13	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BY	118	£5,636
£320,000	30/06/2021	T			6	STEAMER TERRACE		CHELMSFORD	CM1 1QP	57	£5,614
£1,120,000	30/06/2021	D			99	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BZ	201	£5,572
£370,000	30/06/2021	D			4	CLARENCE CLOSE		CHELMSFORD	CM2 6SE	67	£5,522
£397,000	30/06/2021	D			11	MEARNS PLACE		CHELMSFORD	CM2 6TT	72	£5,514
£451,000	30/06/2021	S			9	HEATH DRIVE		CHELMSFORD	CM2 9HB	82	£5,500
£495,000	30/06/2021	D			35	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ	92	£5,380
£550,000	30/06/2021	D			7	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	103	£5,340
£570,000	30/06/2021	S			16	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	107	£5,327
£510,000	30/06/2021	D			8	PALMERS CROFT		CHELMSFORD	CM2 6SR	96	£5,313
£535,000	30/06/2021	D			13	CARRON MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GH	102	£5,245
£615,000	30/06/2021	D			10	MILDMAYS	DANBURY	CHELMSFORD	CM3 4DP	118	£5,212
£380,000	30/06/2021	T			14	CYPRESS DRIVE		CHELMSFORD	CM2 9LU	73	£5,205
£433,000	30/06/2021	D			44	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	84	£5,155
£380,000	30/06/2021	D			2	CONSTANCE CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BW	74	£5,135
£334,400	30/06/2021	D			7	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW	66	£5,067
£728,000	30/06/2021	D			7	MONTAGU GARDENS		CHELMSFORD	CM1 6EB	144	£5,056
£475,000	30/06/2021	D			49	LAWN LANE		CHELMSFORD	CM1 6PS	94	£5,053
£202,000	30/06/2021	T			80	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	40	£5,050
£345,000	30/06/2021	S		56A		BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LL	69	£5,000
£635,000	30/06/2021	T		3071	17	LONGSTOMPS AVENUE	EITTEE WYTETTIAN	CHELMSFORD	CM2 9BY	127	£5,000
£425,000	30/06/2021	D			3	GREENLAND GARDENS	GREAT BADDOW	CHELMSFORD	CM2 8ZF	86	£4,942
£700,000	30/06/2021	D		THE HOPPIT		MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RN	144	£4,861
£232,000	30/06/2021	F		THE HOTTH	6	KIRKMANS ROAD	WOODINANTEIMENS	CHELMSFORD	CM2 8NW	48	£4,833
£310,000	30/06/2021				46	SAVERNAKE ROAD		CHELMSFORD	CM1 2TJ	65	£4,769
£410,000	30/06/2021	S			26	LINDEN CLOSE		CHELMSFORD	CM2 9JQ	86	£4,767
£380,000		T			6	GROVE ROAD		CHELMSFORD	CM2 0EY	80	£4,750
£396,500	30/06/2021	S			3	THE MEADES		CHELMSFORD	CM2 0GT	84	£4,720
£395,000	30/06/2021				1	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	84	£4,720
£402,500	30/06/2021	T			69	GRACE BARTLETT GARDENS	SPRINGFIELD	CHELMSFORD	CM2 9FW	86	£4,702 £4,680
£402,500 £690,000	30/06/2021			LENADA	69	SHIP ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 9FW	148	£4,662
£195,000	30/06/2021	T		LEINAUA	22	JEFFCUT ROAD	WEST HAMMINGFIELD	CHELMSFORD	CM2 6XN	42	
					3		CDDINGELEID			119	£4,643
£550,000	30/06/2021					LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX		£4,622
£256,000	30/06/2021	F			49	BURNELL GATE		CHELMSFORD	CM1 6ED	56	£4,571
£415,000	30/06/2021				23	BOUVERIE ROAD		CHELMSFORD	CM2 0UD	91	£4,560
£452,500	30/06/2021	D			20	HONEY CLOSE		CHELMSFORD	CM2 9SP	100	£4,525
£400,000	30/06/2021			TUE 015 5500001	11	HARROW WAY		CHELMSFORD	CM2 7AS	89	£4,494
£355,000	30/06/2021	F	FLAT 6	THE OLD RECTORY		ABBEY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XD	79	£4,494
£313,000	30/06/2021	F	FLAT 31	CALLOW COURT		SEYMOUR STREET		CHELMSFORD	CM2 0RW	70	£4,471
£250,000	30/06/2021	D			40	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	56	£4,464
£1,100,000	30/06/2021			BREYDON		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DE	247	£4,453
£260,000	30/06/2021	F			64	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	59	£4,407
£360,500	30/06/2021	S			75	HILL VIEW ROAD		CHELMSFORD	CM1 7RS	83	£4,343

£250,000		F		71	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GF	58	£4,310
£705,000				17	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY	165	£4,273
£316,000	30/06/2021	Т		17	SHIRE CLOSE		CHELMSFORD	CM1 6FW	74	£4,270
£519,000	30/06/2021	S	OLD SCHOOL HOUSE		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AX	122	£4,254
£440,000	30/06/2021	D		3	QUINION CLOSE		CHELMSFORD	CM1 4UH	104	£4,231
£523,000	30/06/2021	D	TOUCHDOWN		PIPERS TYE		CHELMSFORD	CM2 8NP	124	£4,218
£350,000		S		30	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	84	£4,167
£375,000	30/06/2021	Т		46	CRESCENT ROAD		CHELMSFORD	CM2 7DA	90	£4,167
£360,000	30/06/2021	S		54	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	87	£4,138
£585,000	30/06/2021		DOWNHOUSE		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	146	£4,007
£372,500	30/06/2021	D		21	RIVENDELL VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WY	93	£4,005
£244,250	30/06/2021	F		59	UPPER CHASE		CHELMSFORD	CM2 0BN	61	£4,004
£250,000	30/06/2021	F		28	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	63	£3,968
£312,500	30/06/2021	S	BROOK COTTAGE		BARNES MILL ROAD		CHELMSFORD	CM2 6NL	80	£3,906
£515,000	30/06/2021	S		31	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PJ	132	£3,902
£500,000	30/06/2021	D		6	BAWDEN WAY		CHELMSFORD	CM2 9GY	130	£3,846
£765,000	30/06/2021	D	THE OAKS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	199	£3,844
£595,000	30/06/2021			150	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,790
£330,000	30/06/2021	T		6	WINDSOR WAY		CHELMSFORD	CM1 2TN	88	£3,750
£219,000	30/06/2021	F		43	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	60	£3,650
£620,000	30/06/2021	S		12	CURZON WAY		CHELMSFORD	CM2 6PF	170	£3,647
£565,000	30/06/2021	D		28	BEELEIGH LINK		CHELMSFORD	CM2 6RG	155	£3,645
£438,000	30/06/2021	D		36	NEW ENGLAND CLOSE	BICKNACRE	CHELMSFORD	CM3 4XA	123	£3,561
£445,000	30/06/2021	S		8	LARCH GROVE		CHELMSFORD	CM2 9LX	125	£3,560
£440,000	30/06/2021	S		14	IRIS CLOSE		CHELMSFORD	CM1 6XS	124	£3,548
£400,000	30/06/2021	S	71A		MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	113	£3,540
£395,000	30/06/2021	D		19	NORTH DELL		CHELMSFORD	CM1 6UP	113	£3,496
£399,995	30/06/2021	D		33	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	115	£3,478
£650,000	30/06/2021	D		25	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	193	£3,368
£295,000	30/06/2021	Т		22	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD	88	£3,352
£235,000	30/06/2021	F		37	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF	72	£3,264
£172,000	30/06/2021	F		112	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ	56	£3,071
£320,000	30/06/2021	S		14	WEST AVENUE		CHELMSFORD	CM1 2DE	106	£3,019
£197,500	30/06/2021	F 20	BIRK BECK		WINDRUSH DRIVE		CHELMSFORD	CM1 7QR	66	£2,992
£350,000	30/06/2021	Т		40	DUFFIELD ROAD		CHELMSFORD	CM2 9RS	122	£2,869
£775,000	30/06/2021	D		61	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH	276	£2,808
£270,000	30/06/2021	Т		12	TYTHE BARN WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PX	101	£2,673
£137,604	30/06/2021	F		56	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB	60	£2,293
£300,000	30/06/2021	D		36	MASHBURY ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1EN	213	£1,408
£229,000	01/07/2021	F		37	HARDY CLOSE		CHELMSFORD	CM1 1AE	47	£4,872
£491,000	01/07/2021	S		8	CHILTON CLOSE		CHELMSFORD	CM2 9TU	110	£4,464
£300,000		Т		36	READERS COURT		CHELMSFORD	CM2 8EX	74	£4,054
£183,000	02/07/2021	F	355A		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	48	£3,813
£240,000	02/07/2021	F		367	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	71	£3,380
£143,500	02/07/2021	F		26	FOXGLOVE WAY		CHELMSFORD	CM1 6QS	45	£3,189
£280,000	06/07/2021	Т		33	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	48	£5,833
£292,500	09/07/2021	Т		2	CHURCH GREEN	BROOMFIELD	CHELMSFORD	CM1 7BD	58	£5,043
£291,000		Т		175	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JP	68	£4,279
£320,000	09/07/2021	Т		71	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ	103	£3,107

£1,100,000	09/07/2021		GRASSMOOR	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	356	£3,090
£165,000	09/07/2021	F	54	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	58	£2,845
£575,000	12/07/2021		162	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DT	109	£5,275
£179,000	12/07/2021	F	186	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	48	£3,729
£179,995	12/07/2021	F	190	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	61	£2,951
£125,000	12/07/2021	F	FLAT 93 WELLS CRESCENT	VIADUCT ROAD		CHELMSFORD	CM1 1GR	66	£1,894
£172,000	13/07/2021	F	36	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	46	£3,739
£650,000	14/07/2021	D	ALDERSBROOK	BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LS	94	£6,915
£282,500	14/07/2021	S	8	TUGBY PLACE		CHELMSFORD	CM1 4XL	56	£5,045
£310,000	14/07/2021	T	26	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	72	£4,306
£270,000	14/07/2021	F	53	BURNELL GATE		CHELMSFORD	CM1 6ED	63	£4,286
£273,000	14/07/2021	T	20	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	65	£4,200
£395,000	14/07/2021	S	8	FITZWALTER ROAD	BOREHAM	CHELMSFORD	CM3 3DA	97	£4,072
£225,000	14/07/2021	Т	415	MEADGATE AVENUE		CHELMSFORD	CM2 7NN	60	£3,750
£162,500	15/07/2021	F	96	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,514
£285,000	15/07/2021	F	FLAT 9 FENTON COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1HW	70	£4,071
£325,000	15/07/2021	Т	30	CRAMPHORN WALK		CHELMSFORD	CM1 2RD	80	£4,063
£220,000	15/07/2021	F	76	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	58	£3,793
£170,000	15/07/2021	Т	79	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	60	£2,833
£455,000	16/07/2021	D	6	DOLBY RISE		CHELMSFORD	CM2 6XQ	90	£5,056
£332,000	16/07/2021	Т	19	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	75	£4,427
£170,000	16/07/2021	F	36	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	41	£4,146
£593,000	19/07/2021	D	MILESTONE	BIRCHES WALK	GALLEYWOOD	CHELMSFORD	CM2 8TZ	118	£5,025
£320,000	19/07/2021	Т	7	LIONFIELD TERRACE		CHELMSFORD	CM1 7RH	69	£4,638
£515,000	19/07/2021	D	15	ELRONDS REST	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WW	124	£4,153
£405,000	19/07/2021	S	18	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA	118	£3,432
£377,000	20/07/2021		30	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	94	£4,011
£425,000	20/07/2021	T	255	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DX	123	£3,455
£425,000	21/07/2021		84	HILLSIDE GROVE		CHELMSFORD	CM2 9DB	84	£5,060
£339,000	22/07/2021	T	WELL COTTAGE	BARNES MILL ROAD		CHELMSFORD	CM2 6NL	40	£8,475
£345,000	22/07/2021		56	BRUCE GROVE		CHELMSFORD	CM2 9AZ	63	£5,476
£390,000	22/07/2021	S	574	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	81	£4,815
£480,000	22/07/2021		6	MILBANK		CHELMSFORD	CM2 6YX	109	£4,404
£280,000	22/07/2021	T	16A	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	71	£3,944
£221,000		F	18	BURGHLEY WAY	300111 WOODHAW I ERRERS	CHELMSFORD	CM2 9LQ	60	£3,683
£256,500	23/07/2021	F	7 OLD COURT	ARBOUR LANE		CHELMSFORD	CM1 7UF	33	£7,773
£415,000	23/07/2021		7 OLD COOK!	ALYSSUM CLOSE		CHELMSFORD	CM1 6YF	79	£5,253
£243,500	23/07/2021	T	12	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMISFORD	CM1 6YF	54	£4,509
£218,000	23/07/2021	F	31	LAWN LANE	3001H WOODHAW FERRERS	CHELMSFORD	CM1 6PR	51	£4,275
£165,000	23/07/2021	T	10	COLYERS REACH		CHELMISFORD	CM1 6PR CM2 6RN	39	£4,275 £4,231
		D	15	WESTERINGS	DANBURY	CHELMISFORD	CM2 6KN CM3 4ND	102	
£385,000	23/07/2021								£3,775
£221,250	23/07/2021	T	13	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,750
£775,000	23/07/2021		27	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3BN	208	£3,726
£275,000	23/07/2021	T	59	HIGH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HJ	74	£3,716
£580,000	-, - , -	T	24	ALBATROSS WAY		CHELMSFORD	CM3 3FX	160	£3,625
£460,000	23/07/2021	S	4	OAT LEYS	AMEST HANDINGSIELD	CHELMSFORD	CM1 4FF	129	£3,566
£635,000		D	CATESBY	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	170	£3,735
£94,000	26/07/2021	F	32	BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	26	£3,615
£337,500	27/07/2021	S	23	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	55	£6,136

£435,000	27/07/2021	D	29	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	96	£4,531
£259,500	27/07/2021	T	43	HATFIELD GROVE		CHELMSFORD	CM1 3DF	64	£4,055
£450,000	27/07/2021	D	23	LONGACRE		CHELMSFORD	CM1 3BJ	123	£3,659
£348,000	27/07/2021	D	21	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	100	£3,480
£120,000	27/07/2021	F 105	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA	45	£2,667
£850,000	28/07/2021	D	ACORNS	MOOR HALL LANE	DANBURY	CHELMSFORD	CM3 4ER	145	£5,862
£140,000	28/07/2021	F	62	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,043
£200,250	29/07/2021	Т	86	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	41	£4,884
£260,000	29/07/2021	Т	72	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,643
£375,500	29/07/2021	T	27	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PJ	81	£4,636
£290,000	29/07/2021	S	121	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	67	£4,328
£665,000	29/07/2021	D	31	GARDINER WAY	SPRINGFIELD	CHELMSFORD	CM1 6BS	156	£4,263
£326,050	29/07/2021	Т	104	HEATH DRIVE		CHELMSFORD	CM2 9HG	81	£4,025
£572,500	29/07/2021	D	3	DENE COURT		CHELMSFORD	CM1 2JQ	164	£3,491
£218,000	30/07/2021	Т	84	POLLARDS GREEN		CHELMSFORD	CM2 6UL	41	£5,317
£281,000	30/07/2021	Т	78	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	55	£5,109
£635,000	30/07/2021	D	23	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG	129	£4,922
£270,000	30/07/2021	F 14	OLD COURT	ARBOUR LANE		CHELMSFORD	CM1 7UF	55	£4,909
£250,000	30/07/2021	F	218	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,630
£255,000	30/07/2021	F	384	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	56	£4,554
£230,000	30/07/2021	F	13	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX	52	£4,423
£280,000	30/07/2021	Т	16	ROTHBURY ROAD		CHELMSFORD	CM1 3DE	65	£4,308
£290,000	30/07/2021	Т	24	MARCONI ROAD		CHELMSFORD	CM1 1QB	69	£4,203
£205,000	30/07/2021	F	50	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	51	£4,020
£452,000	30/07/2021	Т	32	EMBERSON CROFT		CHELMSFORD	CM1 4FD	114	£3,965
£290,000	30/07/2021	F	45	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	75	£3,867
£435,000	30/07/2021	Т	77	HEATH DRIVE		CHELMSFORD	CM2 9HF	116	£3,750
£381,200	30/07/2021	S	3	RUSHLEYDALE		CHELMSFORD	CM1 6JX	103	£3,701
£455,000	30/07/2021	D	6	LYON CLOSE		CHELMSFORD	CM2 8NY	124	£3,669
£182,000	30/07/2021	F 10	JOSEPH COURT	WRITTLE ROAD		CHELMSFORD	CM1 3WQ	57	£3,193
£120,000	30/07/2021	F	7	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	42	£2,857
£380,000	02/08/2021	S	26	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	70	£5,429
£985,000	02/08/2021	D	20	HAMLET ROAD		CHELMSFORD	CM2 0EU	186	£5,296
£210,000	02/08/2021	Т	24	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	44	£4,773
£742,000	02/08/2021	D	17	CURZON WAY		CHELMSFORD	CM2 6PF	170	£4,365
£391,000	02/08/2021	D	35	RUNSELL VIEW	DANBURY	CHELMSFORD	CM3 4PE	97	£4,031
£297,000	02/08/2021	Т	44	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	81	£3,667
£325,000	02/08/2021	S	11	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	92	£3,533
£210,000	02/08/2021	F	23	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	60	£3,500
£242,500	02/08/2021	S	35	MENDIP ROAD		CHELMSFORD	CM1 2HN	71	£3,415
£174,000	02/08/2021	F	105	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	56	£3,107
£315,000	03/08/2021	S	66	DARNAY RISE		CHELMSFORD	CM1 4XA	64	£4,922
£315,000	03/08/2021	S	16	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£4,200
£295,000	03/08/2021	S	16	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£3,933
£168,000	03/08/2021	F	14	TRENT ROAD		CHELMSFORD	CM1 2LQ	61	£2,754
£565,000	04/08/2021	D	20	ST JAMES PARK		CHELMSFORD	CM1 2JG	101	£5,594
£353,000	04/08/2021	Т	17	PADDOCK DRIVE		CHELMSFORD	CM1 6SS	74	£4,770
£650,000	04/08/2021	D	1	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	148	£4,392
£495,000	04/08/2021	S	18	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	121	£4,091
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£305,000	04/08/2021			36	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	75	£4,067
£720,000	04/08/2021	S		44	ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NU	183	£3,934
£855,000	04/08/2021		SOUTHWINDS		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	218	£3,922
£220,000	04/08/2021	F	<u> </u>	407	DURRANT COURT		CHELMSFORD	CM1 1UE	57	£3,860
£216,000	05/08/2021			46	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	45	£4,800
£400,000	05/08/2021	S		14	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	91	£4,396
£175,000	05/08/2021			17	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	41	£4,268
£360,000	05/08/2021	S		20	ROMAN ROAD		CHELMSFORD	CM2 0HA	89	£4,045
£305,000	05/08/2021	T		228	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,813
£840,000	06/08/2021	D	FOXWOOD		MOULSHAM STREET		CHELMSFORD	CM2 0JJ	145	£5,793
£405,000	06/08/2021			12	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LL	71	£5,704
£710,000	06/08/2021	D	LYNDALE		TYE GREEN	GOOD EASTER	CHELMSFORD	CM1 4SH	132	£5,379
£510,000	06/08/2021	D		18	BARTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UB	95	£5,368
£624,000	06/08/2021	D	SALUTISTE		BARRACK ROAD	MASHBURY	CHELMSFORD	CM1 4SE	123	£5,073
£458,000	06/08/2021	S		25	SMITHERS DRIVE		CHELMSFORD	CM2 7JP	95	£4,821
£333,000	06/08/2021	S		59	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	70	£4,757
£265,000	06/08/2021	T		72	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,732
£280,250	06/08/2021	T		15	PETREBROOK		CHELMSFORD	CM2 6QJ	60	£4,671
£990,000	06/08/2021	D		125	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DR	217	£4,562
£177,000	06/08/2021	T		55	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£4,425
£1,480,000	06/08/2021	D		49	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	346	£4,277
£299,495	06/08/2021	T		28	READERS COURT		CHELMSFORD	CM2 8EX	74	£4,047
£310,000	06/08/2021	T		38	HATFIELD GROVE		CHELMSFORD	CM1 3DF	81	£3,827
£695,000	06/08/2021	D		19	BURNELL GATE		CHELMSFORD	CM1 6ED	182	£3,819
£230,000	06/08/2021	F		12	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	61	£3,770
£220,000	06/08/2021	F		5	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	62	£3,548
£135,000	06/08/2021	F	12A		MILDMAY ROAD		CHELMSFORD	CM2 0DX	43	£3,140
£240,000	06/08/2021	S		16	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU	136	£1,765
£785,000	09/08/2021		STONEYRIDGE		COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN	152	£5,164
£385,000	09/08/2021	S		26	CAWKWELL CLOSE		CHELMSFORD	CM2 6SG	76	£5,066
£825,000	10/08/2021		STEVENS LODGE		MASHBURY ROAD	CHIGNAL ST JAMES	CHELMSFORD	CM1 4TX	174	£4,741
£139,000	10/08/2021	F		112	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	35	£3,971
£412,000	10/08/2021	D		14	HONEY CLOSE		CHELMSFORD	CM2 9SP	110	£3,745
£320,000	10/08/2021	T		374	DORSET AVENUE		CHELMSFORD	CM2 8HD	86	£3,721
£302,500	10/08/2021	T		16	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE	87	£3,477
£260,000	10/08/2021	T		87	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL	98	£2,653
£385,000	11/08/2021			69	DOWNSWAY	561121111111	CHELMSFORD	CM1 6TT	77	£5,000
£345,000	11/08/2021	S		62	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED	70	£4,929
£265,000				25	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	58	£4,569
£162,000	11/08/2021	F		26	GARDENERS	315011	CHELMSFORD	CM2 8YU	41	£3,951
£200,000	11/08/2021			5	BUCKNELLS MEAD	HIGHWOOD	CHELMSFORD	CM1 3RH	58	£3,448
£399,950	11/08/2021	F	BANSTREETS HOUSE	,	BELL STREET	manwood	CHELMSFORD	CM2 7JS	119	£3,361
£285,000	11/08/2021		DANSTREETS HOUSE	65	ARCHERS WAY		CHELMSFORD	CM2 8SB	89	£3,202
£330,000	12/08/2021	S		52	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	56	£5,893
£315,000	12/08/2021			11	CARTWRIGHT WALK	WNIIILE			59	
£450,000	12/08/2021	S		49	WILKINSONS MEAD		CHELMSFORD	CM2 6UJ CM2 6QF	92	£5,339
£585,000	12/08/2021			45	LONGFIELD ROAD		CHELMSFORD CHELMSFORD	CM2 7QH	121	£4,891
		S		20					81	£4,835
£385,000 £440,000	12/08/2021				NIBLICK GREEN	COUTH MOODHAM FERRERS	CHELMSFORD	CM3 3FS	97	£4,753
£440,000	12/08/2021	U		Т	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	97	£4,536

£375,000	12/08/2021	D			3	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	84	£4,464
£170,000		F			38	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	40	£4,250
£375,000	12/08/2021	D			4	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	94	£3,989
£399,995	12/08/2021				60	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	121	£3,306
£377,000	13/08/2021				14	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	76	£4,961
£382,500	13/08/2021				36	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH	81	£4,722
£305,000	13/08/2021	Т			16	GRAMPIAN GROVE		CHELMSFORD	CM1 2HJ	65	£4,692
£327,000	13/08/2021				303	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	76	£4,303
£275,000	13/08/2021	Т			315	BADDOW ROAD		CHELMSFORD	CM2 7QE	64	£4,297
£377,500	13/08/2021				47	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	90	£4,194
£150,500	13/08/2021	F			6	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	36	£4,181
£270,000	13/08/2021	F			61	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	69	£3,913
£675,000	13/08/2021	D			3	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY	178	£3,792
£215,000	13/08/2021	F	19	LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	60	£3,583
£375,000	13/08/2021	Т	21	DERWENT COURT		HOBART CLOSE		CHELMSFORD	CM1 2FN	107	£3,505
£321,500	13/08/2021	T			304	DORSET AVENUE		CHELMSFORD	CM2 8HD	101	£3,183
£355,000	13/08/2021	S			59	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	116	£3,060
£189,000	13/08/2021	F	18	LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	70	£2,700
£840,000	16/08/2021	D			17	HORSE & GROOM LANE		CHELMSFORD	CM2 8PJ	162	£5,185
£685,000	16/08/2021	D			34	PARK AVENUE		CHELMSFORD	CM1 2AA	138	£4,964
£427,500	16/08/2021	D			25	WICKFIELD ASH		CHELMSFORD	CM1 4UT	87	£4,914
£312,500	16/08/2021	S			2	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	78	£4,006
£310,000	16/08/2021	T			5	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA	81	£3,827
£220,000	16/08/2021	F			9	REYNARDS COURT		CHELMSFORD	CM2 7HU	62	£3,548
£195,000	16/08/2021	F	FLAT 6	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	55	£3,545
£191,500	16/08/2021	F			51	MASCALLS WAY		CHELMSFORD	CM2 7NR	79	£2,424
£395,000	17/08/2021	T			148	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB	73	£5,411
£210,000	17/08/2021	T			28	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	42	£5,000
£635,000	17/08/2021	D			9	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR	138	£4,601
£267,000	17/08/2021	T			65	CHERWELL DRIVE		CHELMSFORD	CM1 2JJ	78	£3,423
£1,150,000	18/08/2021	D		WOOLMERS		THE STREET	PLESHEY	CHELMSFORD	CM3 1HQ	78	£14,744
£342,000	18/08/2021	S			21	ROCHFORD ROAD		CHELMSFORD	CM2 0EG	70	£4,886
£315,500	18/08/2021	S			34	NAVIGATION ROAD		CHELMSFORD	CM2 6HD	68	£4,640
£350,000	18/08/2021	S			43	FIRECREST ROAD		CHELMSFORD	CM2 8XL	85	£4,118
£360,500	18/08/2021	D			20	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	88	£4,097
£480,000	18/08/2021	D		49A		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EQ	130	£3,692
£525,000	18/08/2021	S		WILLOWS		BACK LANE	FORD END	CHELMSFORD	CM3 1LG	150	£3,500
£185,975	18/08/2021	F			29	EVELYN PLACE		CHELMSFORD	CM1 3GZ	59	£3,152
£330,000	19/08/2021	S			22	WALLACE CRESCENT		CHELMSFORD	CM2 9QL	53	£6,226
£330,000	19/08/2021	S			2	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WQ	60	£5,500
£300,000	19/08/2021	Т			77	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	64	£4,688
£526,500	19/08/2021	D			5	FORTINBRAS WAY		CHELMSFORD	CM2 9JA	115	£4,578
£455,000	19/08/2021	S			111	LADY LANE		CHELMSFORD	CM2 0TJ	105	£4,333
£260,000	19/08/2021				52	BERKELY DRIVE		CHELMSFORD	CM2 6XR	68	£3,824
£410,000	20/08/2021	S			20	REMBRANDT GROVE		CHELMSFORD	CM1 6GH	77	£5,325
£710,000	20/08/2021				161	NEW LONDON ROAD		CHELMSFORD	CM2 0AA	139	£5,108
£385,000	20/08/2021	S			38	PARK AVENUE		CHELMSFORD	CM1 2AA	85	£4,529
£410,000	20/08/2021				14	HOPKINS MEAD		CHELMSFORD	CM2 6SS	92	£4,457
£330,000	20/08/2021	S			99	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EE	75	£4,400
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£420,499	20/08/2021		7	ASHMEADS		CHELMSFORD	CM2 9FJ	96	£4,380
£337,000	20/08/2021	Т	26	HILLARY CLOSE		CHELMSFORD	CM1 7RR	77	£4,377
£337,995			105	ROBIN WAY		CHELMSFORD	CM2 8AU	78	£4,333
£490,000	20/08/2021	S	27	PATCHING HALL LANE		CHELMSFORD	CM1 4BT	115	£4,261
£442,500	20/08/2021	Т	18	DUKE STREET		CHELMSFORD	CM1 1HL	104	£4,255
£205,000	20/08/2021	F	3	MITTON VALE		CHELMSFORD	CM2 6UZ	49	£4,184
£416,000	20/08/2021	S	18	COOMBE RISE	BROOMFIELD	CHELMSFORD	CM1 7DG	100	£4,160
£325,000	20/08/2021	Т	58	PYMS ROAD		CHELMSFORD	CM2 8PY	79	£4,114
£324,000	20/08/2021	Т	35	HATFIELD GROVE		CHELMSFORD	CM1 3DF	84	£3,857
£660,000	20/08/2021	D	20	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	172	£3,837
£380,000	20/08/2021	Т	8	PARK AVENUE		CHELMSFORD	CM1 2AA	100	£3,800
£345,000	20/08/2021	S	181	BADDOW ROAD		CHELMSFORD	CM2 7PZ	91	£3,791
£172,000	20/08/2021	F	8	WEST LAWN		CHELMSFORD	CM2 8SJ	48	£3,583
£475,000	20/08/2021	Т	17	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS	135	£3,519
£1,360,000	23/08/2021	D CF	HARNWOOD	LINKS DRIVE		CHELMSFORD	CM2 9AW	262	£5,191
£370,000	23/08/2021	S	117	LINNET DRIVE		CHELMSFORD	CM2 8AG	86	£4,302
£258,750	23/08/2021	T	1	SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	65	£3,981
£385,000	23/08/2021	D	54	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	99	£3,889
£240,000	24/08/2021	S	131	HEATH DRIVE		CHELMSFORD	CM2 9HQ	N/A	#VALUE!
£550,000	24/08/2021	D	45	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	63	£8,730
£460,000	24/08/2021	S	44	PENTLAND AVENUE		CHELMSFORD	CM1 4AZ	96	£4,792
£265,000	24/08/2021	F	34	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	62	£4,274
£305,000	24/08/2021	Т	77	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	74	£4,122
£315,000	24/08/2021	Т	65	CHURCH HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LS	83	£3,795
£193,000	24/08/2021	F	19	AZALEA COURT		CHELMSFORD	CM1 6YL	51	£3,784
£153,000	24/08/2021	F	50	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	47	£3,255
£1,452,500	25/08/2021	D Ti	HE RED HOUSE		COOKSMILL GREEN	CHELMSFORD	CM1 3SJ	206	£7,051
£226,000	25/08/2021	S	42	VERMEER RIDE		CHELMSFORD	CM1 6GA	38	£5,947
£340,000	25/08/2021	Т	4	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	64	£5,313
£1,150,000	25/08/2021	D	7	HIGH PASTURES	LITTLE BADDOW	CHELMSFORD	CM3 4TS	247	£4,656
£600,000	25/08/2021	D	5	BIRDIE CLOSE		CHELMSFORD	CM3 3FW	133	£4,511
£485,000	25/08/2021	Т	7	THE RYLE	WRITTLE	CHELMSFORD	CM1 3JQ	109	£4,450
£211,000	25/08/2021	F	52	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL	56	£3,768
£465,000	25/08/2021	S	21	TOTNES WALK		CHELMSFORD	CM1 6LU	128	£3,633
£312,000	25/08/2021	S	47	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	91	£3,429
£165,000	25/08/2021	F	22	CLEMATIS TYE		CHELMSFORD	CM1 6GL	51	£3,235
£224,000	25/08/2021	Т	2	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	86	£2,605
£790,000	26/08/2021	D	43	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS	N/A	#VALUE!
£465,000	26/08/2021	S	28	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	80	£5,813
£476,000	26/08/2021	S	51	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BX	89	£5,348
£565,000	26/08/2021	D	18	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE	109	£5,183
£637,000			412	BADDOW ROAD		CHELMSFORD	CM2 9RB	127	£5,016
£490,000	26/08/2021		33	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	104	£4,712
£425,000	26/08/2021	S	43	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HL	92	£4,620
£430,000	26/08/2021		51	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	94	£4,574
£520,000	26/08/2021	D	59	SPALDING WAY		CHELMSFORD	CM2 7NZ	116	£4,483
£220,000	26/08/2021	F	59	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	51	£4,314
£480,000	26/08/2021	S	1	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	112	£4,286
£200,000			30	BROOKLANDS WALK		CHELMSFORD	CM2 9BH	48	£4,167
	10,00,10E1		- 30			2.122.1.0. 0.10	J J.J	.5	2.,207

£201,000	26/08/2021	F			132	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR	51	£3,941
£460,000	26/08/2021	Т			119	MILDMAY ROAD		CHELMSFORD	CM2 0DS	124	£3,710
£340,000	26/08/2021	Т			23	FIRTREE RISE		CHELMSFORD	CM2 9HS	92	£3,696
£399,995	26/08/2021				22	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS	112	£3,571
£625,000	26/08/2021	D		SANDON HOUSE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	180	£3,472
£416,000	26/08/2021	Т			2	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	124	£3,355
£365,000	27/08/2021	S			2	PEDLARS PATH	DANBURY	CHELMSFORD	CM3 4HZ	69	£5,290
£475,000	27/08/2021				74	COLYERS REACH		CHELMSFORD	CM2 6RN	93	£5,108
£904,500	27/08/2021	D			59	PERTWEE DRIVE		CHELMSFORD	CM2 8HE	180	£5,025
£280,000	27/08/2021	Т			31	NAVIGATION ROAD		CHELMSFORD	CM2 6HE	59	£4,746
£250,000	27/08/2021	S			60	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	53	£4,717
£176,000	27/08/2021	Т			53	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	39	£4,513
£314,000	27/08/2021	T			15	KETLEYS		CHELMSFORD	CM2 8YL	70	£4,486
£182,500	27/08/2021	Т			20	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ	41	£4,451
£580,000	27/08/2021	D			4	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	132	£4,394
£220,000	27/08/2021	F			124	WOOD STREET		CHELMSFORD	CM2 8BL	51	£4,314
£220,000	27/08/2021	F			75	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	53	£4,151
£1,035,000	27/08/2021	D			17	SIDNEY PLACE	SPRINGFIELD	CHELMSFORD	CM1 6BE	253	£4,091
£186,000	27/08/2021	T			24	TAMAR RISE		CHELMSFORD	CM1 7QN	47	£3,957
£445,000	27/08/2021	S			1	LITTELL TWEED		CHELMSFORD	CM2 6SH	113	£3,938
£275,000	27/08/2021	F	FLAT 3	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW	70	£3,929
£360,000	27/08/2021	Т			3	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	92	£3,913
£332,000	27/08/2021	Т			73	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LW	85	£3,906
£275,000	27/08/2021	Т			33	ORANGE TREE CLOSE		CHELMSFORD	CM2 9ND	77	£3,571
£413,000	27/08/2021	S		GLENMORE		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PF	117	£3,530
£205,000	27/08/2021	F	FLAT 7	THE PHOENIX, 41		NEW STREET		CHELMSFORD	CM1 1PT	62	£3,306
£290,000	27/08/2021	Т		,	170	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8YT	93	£3,118
£112,500	27/08/2021	F			45	BRASSIE WOOD		CHELMSFORD	CM3 3FP	59	£1,907
£1,620,000	31/08/2021	D		MEADOWLANDS		SOUTHVIEW ROAD	DANBURY	CHELMSFORD	CM3 4DX	300	£5,400
£367,500	31/08/2021				28	KIRK PLACE		CHELMSFORD	CM2 6TN	70	£5,250
£340,000	31/08/2021	S		EBENEZER COTTAGE		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EP	66	£5,152
£272,500	31/08/2021	F	FLAT 4	WHITTLES HALL, 347		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AN	53	£5,142
£425,000	31/08/2021	D		- , -	19	MURRELL LOCK		CHELMSFORD	CM2 6SW	84	£5,060
£522,500	31/08/2021				6	CONDOR GATE		CHELMSFORD	CM3 3FU	118	£4,428
£500,000	31/08/2021	S			41	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN	114	£4,386
£330,000	31/08/2021	T			21	DELAMERE ROAD		CHELMSFORD	CM1 2TG	84	£3,929
£195,000	31/08/2021	F	FLAT 24	BURWOOD COURT		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	58	£3,362
£195,000	31/08/2021	F		201111002 000111	16	VICTORIA COURT		CHELMSFORD	CM1 1GP	59	£3,305
£117,250	31/08/2021	F	23	ECCLES COURT	10	BURGESS SPRINGS		CHELMSFORD	CM1 1JB	69	£1,699
£495,000	01/09/2021		23	ECCES COOM	66	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	82	£6,037
£212,500	01/09/2021	S			45	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	37	£5,743
£287,500	01/09/2021	F			130	VICTORIA COURT	JOOTH WOODINWITEMENS	CHELMSFORD	CM1 1GP	62	£4,637
£168,000	01/09/2021	F			58	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	38	£4,421
£300,000					22	RENNOLDSON GREEN	DOILLIAINI	CHELMSFORD	CM2 9FY	68	£4,421 £4,412
£307,500	01/09/2021				9	PASTON CLOSE	SOUTH WOODHAM FERRERS			71	
£196,500	01/09/2021	S F	0	STONHAM PLACE	9	CHELMER ROAD	SOUTH WOODHAW FERRERS	CHELMSFORD CHELMSFORD	CM3 5UA CM2 6DG	49	£4,331
£205,000	01/09/2021	F	8	STOINHAINI PLACE	16	HAIG COURT				57	£4,010
		D			9	ELM CLOSE	CREAT BADDOW	CHELMSFORD	CM2 0BH CM2 8DX	151	£3,596
£540,000	01/09/2021						GREAT BADDOW	CHELMSFORD		105	£3,576
£350,000	01/09/2021	D			13	CHASE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PR	105	£3,333

C410 000	01/00/2021	C	42	MAIL DUIDNI CDECCENIT		CHELMCEORD	CN41 2DA	120	62.254
£410,000	01/09/2021		43	MILBURN CRESCENT		CHELMSFORD	CM1 3DA	126	£3,254
£230,000	01/09/2021	F	50	HARBERD TYE		CHELMSFORD	CM2 9GJ	71	£3,239
£323,000	01/09/2021		72	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	153	£2,111
£565,000	02/09/2021	D	71	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	92	£6,141
£565,000	02/09/2021		2			CHELMSFORD	CM1 6YT	111	£5,090
£645,000	02/09/2021	<u>S</u>	2	SUNNINGDALE ROAD		CHELMSFORD	CM1 2NH	136	£4,743
£458,000	02/09/2021		21	YELDHAM LOCK		CHELMSFORD	CM2 6RP	102	£4,490
£390,000	02/09/2021	S	49	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DU	90	£4,333
£355,000	02/09/2021		211	NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	82	£4,329
£655,000	02/09/2021	D	RECTORY COTTAGE	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	164	£3,994
£260,000	02/09/2021		469	MEADGATE AVENUE		CHELMSFORD	CM2 7NN	84	£3,095
£175,000	03/09/2021	Т	51	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	20	£8,750
£412,000	03/09/2021		EIDELWEISS	OLD WICKFORD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QS	78	£5,282
£365,000		S	2	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	78	£4,679
£415,000	03/09/2021		7	THE WILLOWS	BOREHAM	CHELMSFORD	CM3 3DJ	89	£4,663
£342,500	03/09/2021	F	11	LITTLE ORCHARDS	BROOMFIELD	CHELMSFORD	CM1 7EP	76	£4,507
£425,000	03/09/2021		102	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	95	£4,474
£318,000	03/09/2021	F	163	WHARF ROAD		CHELMSFORD	CM2 6FS	74	£4,297
£329,950	03/09/2021		9	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	80	£4,124
£275,000	03/09/2021	F	12A	RECTORY LANE		CHELMSFORD	CM1 1RE	68	£4,044
£435,000	03/09/2021		106	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	113	£3,850
£225,000	03/09/2021	F	20	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	59	£3,814
£295,000	03/09/2021	Т	48	BURNELL GATE		CHELMSFORD	CM1 6ED	78	£3,782
£330,000	03/09/2021	S	32	WHITEHOUSE CRESCENT		CHELMSFORD	CM2 7LW	88	£3,750
£185,000	03/09/2021	F	177	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	72	£2,569
£470,000	06/09/2021	S	HAWTHORNS	THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT	71	£6,620
£360,000	06/09/2021	Т	63	LABURNUM DRIVE		CHELMSFORD	CM2 9NS	73	£4,932
£490,000	06/09/2021	D	3	ANJOU GREEN		CHELMSFORD	CM1 6EE	101	£4,851
£470,000	06/09/2021	D	18	HOYNORS	DANBURY	CHELMSFORD	CM3 4RL	103	£4,563
£681,000	06/09/2021	D	51	TORQUAY ROAD		CHELMSFORD	CM1 7NX	151	£4,510
£182,000	06/09/2021	F	65	BEELEIGH LINK		CHELMSFORD	CM2 6PH	44	£4,136
£275,000	06/09/2021	F	32	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	68	£4,044
£318,000	06/09/2021	Т	94	PYMS ROAD		CHELMSFORD	CM2 8PX	80	£3,975
£320,000	06/09/2021	S	WAYFARERS	BACK LANE	FORD END	CHELMSFORD	CM3 1LG	104	£3,077
£200,000	07/09/2021	S	8	CHELMER AVENUE	LITTLE WALTHAM	CHELMSFORD	CM3 3PB	N/A	#VALUE!
£385,000	07/09/2021	T	41	LITTELL TWEED		CHELMSFORD	CM2 6SH	53	£7,264
£237,500	07/09/2021	F	17	SEARLE CLOSE		CHELMSFORD	CM2 9GB	56	£4,241
£295,000	07/09/2021	Т	3	FOREMANS		CHELMSFORD	CM1 2GQ	72	£4,097
£455,000	07/09/2021	S	23	COOMBE RISE	BROOMFIELD	CHELMSFORD	CM1 7DG	117	£3,889
£152,000	07/09/2021	F	27	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	43	£3,535
£82,500	07/09/2021	F 1	WATERHOUSE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	82	£1,006
£400,000	08/09/2021	S	41	OSPREY WAY		CHELMSFORD	CM2 8XU	91	£4,396
£440,000	09/09/2021		38	BRASSIE WOOD		CHELMSFORD	CM3 3FQ	N/A	#VALUE!
£400,000	09/09/2021	D	15	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE	55	£7,273
£323,000	09/09/2021		5	REMBRANDT GROVE		CHELMSFORD	CM1 6GD	51	£6,333
£440,100	09/09/2021	D	61	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	90	£4,890
£335,000	09/09/2021		44	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	88	£3,807
£103,000	09/09/2021	F	8	EMBERSON COURT		CHELMSFORD	CM2 6TP	28	£3,679
£365,000	09/09/2021		37	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX	101	£3,614
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£725,000	10/09/2021	D		0.00		100	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DH	N/A	#VALUE!
£940,000	10/09/2021	D		ROBINS			THE BRINGEY	GREAT BADDOW	CHELMSFORD	CM2 7JW	130	£7,231
£250,000	10/09/2021					9	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£5,952
£375,000	10/09/2021	T				34	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	64	£5,859
£350,000	10/09/2021	T				11	SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	61	£5,738
£322,000	10/09/2021					4	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	58	£5,552
£300,000	10/09/2021	S				9	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	58	£5,172
£425,000	10/09/2021					129	UPPER BRIDGE ROAD	2101111 022	CHELMSFORD	CM2 0BA	84	£5,060
£450,000	10/09/2021	S			LANDS COTTAGES		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW	91	£4,945
£260,000	10/09/2021	F	FLAT 4	1A			HIGH STREET		CHELMSFORD	CM1 1BE	55	£4,727
£595,000	10/09/2021	S				55	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	129	£4,612
£340,000	10/09/2021	F				60	HARDY CLOSE		CHELMSFORD	CM1 1AE	74	£4,595
£330,000	10/09/2021	T				17	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	73	£4,521
£425,000	10/09/2021					6	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	101	£4,208
£565,000	10/09/2021	D				62	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PU	135	£4,185
£205,000	10/09/2021	F				31	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	49	£4,184
£350,000	10/09/2021	S				64	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3BY	84	£4,167
£560,000	10/09/2021	T				3	USBORNE MEWS	WRITTLE	CHELMSFORD	CM1 3FD	136	£4,118
£339,000	10/09/2021	T				28	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SQ	84	£4,036
£675,000	10/09/2021	D				17	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	171	£3,947
£320,000	10/09/2021	T				42	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	82	£3,902
£320,000	10/09/2021	T				143	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU	83	£3,855
£220,000	10/09/2021	F				38	HOBART CLOSE		CHELMSFORD	CM1 2ES	59	£3,729
£381,000	10/09/2021	T				4	GREAT COB		CHELMSFORD	CM1 6LA	104	£3,663
£205,000	10/09/2021	F				52	CHURCHILL RISE		CHELMSFORD	CM1 6FD	58	£3,534
£250,000	10/09/2021	T				7	WEIGHT ROAD		CHELMSFORD	CM2 6LE	94	£2,660
£98,000	10/09/2021	F	4		MBE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QN	47	£2,085
£975,000	13/09/2021	D		WOOD	SIDE COTTAGE		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW	177	£5,508
£247,500	13/09/2021	F				19	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	63	£3,929
£870,000	14/09/2021	D				26	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS	N/A	#VALUE!
£602,500	14/09/2021	S				8	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	134	£4,496
£345,000	14/09/2021					81	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	83	£4,157
£230,000	14/09/2021	F				10	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,898
£305,000	14/09/2021	T				208	MEADGATE AVENUE		CHELMSFORD	CM2 7LL	80	£3,813
£400,000	14/09/2021	S				1	KENNET WAY		CHELMSFORD	CM1 2JP	116	£3,448
£375,000	15/09/2021	D		LITTLE	MOAT COTTAGE		THE STREET	PLESHEY	CHELMSFORD	CM3 1HG	N/A	#VALUE!
£365,000	15/09/2021	T				1			CHELMSFORD	CM1 7QG	86	£4,244
£222,000	15/09/2021	F	1	9 JOSEPH	COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ	58	£3,828
£290,000	15/09/2021	T				11	READERS COURT		CHELMSFORD	CM2 8EU	83	£3,494
£410,000	15/09/2021	D				36	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	136	£3,015
£245,999	16/09/2021	T				20	BURTON PLACE		CHELMSFORD	CM2 6TY	41	£6,000
£475,000	16/09/2021	S				65	THIRD AVENUE		CHELMSFORD	CM1 4EX	86	£5,523
£673,000	16/09/2021	D				22	REDGATES PLACE		CHELMSFORD	CM2 6BG	129	£5,217
£542,500	16/09/2021	D				44	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ	112	£4,844
£380,000	16/09/2021	S				102	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	80	£4,750
£425,000	16/09/2021	Т				27	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	93	£4,570
£310,000	16/09/2021	T				19	MARIGOLD CLOSE		CHELMSFORD	CM1 6XU	68	£4,559
£290,000	16/09/2021	Т				6	BOHUN CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NY	65	£4,462
£225,000	16/09/2021	F				68	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	52	£4,327

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£787,000		S			112	MOULSHAM STREET		CHELMSFORD	CM2 0JN	186	£4,231
£330,000	16/09/2021	Т			43	BARNARD ROAD		CHELMSFORD	CM2 8RR	78	£4,231
£190,000	16/09/2021	F	FLAT 3	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ	50	£3,800
£300,000	16/09/2021	S			188	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LG	89	£3,371
£180,000	16/09/2021	F			44	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	54	£3,333
£311,000	16/09/2021	Т			9	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	97	£3,206
£785,000	17/09/2021	D		OAK LODGE		SOUTHWOOD CHASE	DANBURY	CHELMSFORD	CM3 4LL	83	£9,458
£340,000	17/09/2021	Т			175	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AY	54	£6,296
£470,000		S			7	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	75	£6,267
£210,000	17/09/2021	F	9	OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	36	£5,833
£270,000	17/09/2021	F			23	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£5,192
£415,000	17/09/2021	T			4	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	87	£4,770
£350,000	17/09/2021	S	4	LIONFIELD COTTAGES		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3HQ	75	£4,667
£305,000	17/09/2021	T			164	BADDOW ROAD		CHELMSFORD	CM2 9QW	69	£4,420
£430,000	17/09/2021	D			4	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	103	£4,175
£300,000	17/09/2021	F			5	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£4,110
£197,500	17/09/2021	F			36	BOSWELLS DRIVE		CHELMSFORD	CM2 6LD	50	£3,950
£310,500	17/09/2021	T			242	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,881
£205,500	17/09/2021	F	FLAT 27	SPALDING COURT		CEDAR AVENUE		CHELMSFORD	CM1 2UZ	57	£3,605
£675,000	17/09/2021	D			30	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JL	207	£3,261
£90,000	17/09/2021	F			16	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,250
£390,000	20/09/2021	D			47	QUILP DRIVE		CHELMSFORD	CM1 4YA	83	£4,699
£213,000	20/09/2021	F	10	SAINTS COURT		KINGS ROAD		CHELMSFORD	CM1 4FS	47	£4,532
£353,000	20/09/2021	Т			8	HAWFINCH WALK		CHELMSFORD	CM2 8BD	78	£4,526
£435,000		S			44	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DR	107	£4,065
£360,000	20/09/2021	S			98	BRAMWOODS ROAD		CHELMSFORD	CM2 7LT	91	£3,956
£395,000		S			18	PERTWEE DRIVE		CHELMSFORD	CM2 8DZ	101	£3,911
£482,500	20/09/2021	T			49	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	138	£3,496
£300,000		T			6	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE	87	£3,448
£394,000	21/09/2021	S			38	GERARD GARDENS		CHELMSFORD	CM2 9GD	67	£5,881
£227,000	21/09/2021	T			1	LOBELIA CLOSE		CHELMSFORD	CM1 6YE	39	£5,821
£260,000	21/09/2021	F	31	RIVERS HOUSE, 129		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL	61	£4,262
£310,000	21/09/2021	T	- 51	11 VENS 110 032, 123	35	HARROW WAY		CHELMSFORD	CM2 7AT	88	£3,523
£965,000	22/09/2021	D		THE THATCHED COTTAGE	33	CHIGNAL ROAD	CHIGNAL SMEALEY	CHELMSFORD	CM1 4SZ	174	£5,546
£742,500	22/09/2021	D		EASTWYN		BACK LANE	PLESHEY	CHELMSFORD	CM3 1HL	138	£5,380
£318,000	22/09/2021	T T		LASTWIN	10	ANCHOR STREET	FLLSHLI	CHELMSFORD	CM2 0JY	61	£5,213
£405,000		S			24	BOYNE DRIVE		CHELMSFORD	CM1 7QW	84	£4,821
£390,000	22/09/2021	S			9	BEECHES ROAD		CHELMSFORD	CM1 2RS	82	£4,756
£835,000	22/09/2021	D		GLEBELANDS		LUCKS LANE	HOWE STREET	CHELMSFORD	CM3 1BP	185	£4,514
£436,500	22/09/2021	S		GLEBELANDS	80	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JA	109	£4,005
£675,000	22/09/2021	D			82	BERWICK AVENUE	SPRINGFIELD	CHELMSFORD	CM1 4BD	174	£3,879
							COUTH WOODHAAA SERREDS				
£310,000	22/09/2021	S			3	GLENDALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS	81	£3,827
£310,000	22/09/2021	S			5	TRENT ROAD	CUELNAED VIII : 4 CE	CHELMSFORD	CM1 2LG	84	£3,690
£335,000	22/09/2021	T			51	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	92	£3,641
£185,000	22/09/2021	F			39	CROCUS WAY		CHELMSFORD	CM1 6XP	52	£3,558
£405,000	22/09/2021	S			32	LINNET DRIVE		CHELMSFORD	CM2 8AE	115	£3,522
£293,000	23/09/2021	T			52	COLYERS REACH		CHELMSFORD	CM2 6RN	49	£5,980
£320,000	23/09/2021	S			15	ROMAN ROAD		CHELMSFORD	CM2 0HB	56	£5,714
£290,000	23/09/2021	T			127	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	60	£4,833

£338,000	23/09/2021	Т	44	l D	DAFFODIL WAY		CHELMSFORD	CM1 6XE	71	£4,761
£418,000	23/09/2021	D	4	l A	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	89	£4,697
£850,000	23/09/2021	D	13		VILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	195	£4,359
£368,000	23/09/2021	S	43	3 T	TEES ROAD		CHELMSFORD	CM1 7QH	86	£4,279
£575,000	23/09/2021	D	43	B K	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	136	£4,228
£530,000	23/09/2021	D	22	2 D	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	127	£4,173
£200,000	23/09/2021	F	405	5 0	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£3,636
£210,000	23/09/2021	F	21	L S	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU	63	£3,333
£145,000	23/09/2021	F	92	2 G	GODFREYS MEWS		CHELMSFORD	CM2 0XE	47	£3,085
£635,000	24/09/2021	D	7	7 P	PONDS ROAD		CHELMSFORD	CM2 8QP	97	£6,546
£1,000,000	24/09/2021	D	THURSFIELD	Λ	MOOR HALL LANE	DANBURY	CHELMSFORD	CM3 4ER	164	£6,098
£565,000	24/09/2021	S	2 COPLAND COTTAGES	Ν	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TG	100	£5,650
£400,000	24/09/2021	Т	28	3 L	UCAS AVENUE		CHELMSFORD	CM2 9JL	74	£5,405
£320,000	24/09/2021	Т	21A	C	DRMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	60	£5,333
£811,250	24/09/2021	D	5	. Т	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	157	£5,167
£950,000	24/09/2021	D	14	l N	MILL LANE	DANBURY	CHELMSFORD	CM3 4LF	184	£5,163
£885,000	24/09/2021	D	GOODDAY COTTAGE	Р	POSTMANS LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SF	176	£5,028
£356,000	24/09/2021	Т	42	2 S	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	71	£5,014
£470,115	24/09/2021	D	84	↓ B	BEECHES ROAD		CHELMSFORD	CM1 2RX	94	£5,001
£365,000	24/09/2021	D	1	L C	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	73	£5,000
£292,750	24/09/2021	Т	55	5 N	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	59	£4,962
£360,000	24/09/2021	Т	243	3 G	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DX	74	£4,865
£570,000	24/09/2021	S	17	' S	SIXTH AVENUE		CHELMSFORD	CM1 4ED	118	£4,831
£622,000	24/09/2021	D	35	, P	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH	129	£4,822
£450,000	24/09/2021	D	89A	Р	YMS ROAD		CHELMSFORD	CM2 8PX	96	£4,688
£290,000	24/09/2021	F	53A	Н	HILL ROAD		CHELMSFORD	CM2 6HP	62	£4,677
£425,000	24/09/2021	S	23	} JI	UNIPER DRIVE		CHELMSFORD	CM2 9HL	93	£4,570
£460,000	24/09/2021	S	37	7 19	SAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	101	£4,554
£415,000	24/09/2021	D	139	) N	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	92	£4,511
£320,000	24/09/2021	Т	2	2 L	AVENDER COURT		CHELMSFORD	CM1 6YH	72	£4,444
£378,500	24/09/2021	S	86	5 N	MARCONI ROAD		CHELMSFORD	CM1 1QE	86	£4,401
£515,000	24/09/2021	D	23	ВТ	YRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	119	£4,328
£435,000	24/09/2021	S	20	) R	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DD	101	£4,307
£300,000	24/09/2021	Т	19	) В	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	70	£4,286
£230,000	24/09/2021	F	6	5 N	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	55	£4,182
£207,500	24/09/2021	F	26	S R	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	51	£4,069
£425,000	24/09/2021	D	17	, C	CORNFIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UD	105	£4,048
£190,000	24/09/2021	F	76	5 Т	ALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	47	£4,043
£327,000	24/09/2021	Т	6	5 Y	'ARWOOD ROAD		CHELMSFORD	CM2 6EJ	81	£4,037
£605,000	24/09/2021	D	20	) В	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	153	£3,954
£500,000	24/09/2021	S	44	l B	BURNELL GATE		CHELMSFORD	CM1 6ED	127	£3,937
£430,000	24/09/2021	S	39	) N	MILL LANE	BROOMFIELD	CHELMSFORD	CM1 7BQ	110	£3,909
£530,000	24/09/2021	D	54	l C	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE	136	£3,897
£467,500	24/09/2021	D	5		ASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF	123	£3,801
£315,000	24/09/2021	Т	8	3 C	CLYDE CRESCENT		CHELMSFORD	CM1 2LL	85	£3,706
£675,000	24/09/2021	D	DELHAZE HOUSE		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	187	£3,610
£395,000	24/09/2021	S	4	l C	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	111	£3,559
£315,000	24/09/2021	F	FLAT 1 WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN	90	£3,500
£515,000	24/09/2021	Т	32	2 B	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	162	£3,179
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£255,000	24/09/2021			180	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	95	£2,684
£110,000	24/09/2021	F		32	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	45	£2,444
£135,000	24/09/2021			21	UPPER CHASE		CHELMSFORD	CM2 0BN	90	£1,500
£785,000	27/09/2021		CHASE COTTAGE			COOKSMILL GREEN	CHELMSFORD	CM1 3SH	N/A	#VALUE!
£877,000	27/09/2021			37	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QT	144	£6,090
£495,000		S		7	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	82	£6,037
£480,000	27/09/2021			1	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	90	£5,333
£600,000	27/09/2021	D		76	WATERSON VALE		CHELMSFORD	CM2 9PB	116	£5,172
£490,000	27/09/2021			1	NORTH DELL		CHELMSFORD	CM1 6UP	95	£5,158
£375,000	27/09/2021	S		2	ROSSETER CLOSE		CHELMSFORD	CM2 9GL	74	£5,068
£250,000	27/09/2021			3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,902
£192,500	27/09/2021	F		37	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	40	£4,813
£300,000	27/09/2021			16	STANSTED CLOSE		CHELMSFORD	CM1 2TW	63	£4,762
£425,000	27/09/2021	S		11	DUFFIELD ROAD		CHELMSFORD	CM2 9RY	91	£4,670
£435,000	27/09/2021	S		10	TAPLEY ROAD		CHELMSFORD	CM1 4XY	97	£4,485
£328,000	27/09/2021	F		53	WHARF ROAD		CHELMSFORD	CM2 6FS	74	£4,432
£280,000	27/09/2021	Т		11	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	65	£4,308
£367,000	27/09/2021	S		15	ESSEX AVENUE		CHELMSFORD	CM1 4AQ	86	£4,267
£880,000	27/09/2021	D		218	CHIGNAL ROAD		CHELMSFORD	CM1 4SS	209	£4,211
£357,500	27/09/2021	Т		20	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	86	£4,157
£390,000	27/09/2021	S		159	WAVENEY DRIVE		CHELMSFORD	CM1 7QD	96	£4,063
£395,000	27/09/2021	Т		22	ST PETERS ROAD		CHELMSFORD	CM1 2SR	100	£3,950
£550,000	27/09/2021	D		17	THE DRIVE		CHELMSFORD	CM1 4JS	145	£3,793
£295,000	27/09/2021	Т		92	RUTLAND ROAD		CHELMSFORD	CM1 4BH	78	£3,782
£380,000	27/09/2021	S		37	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	102	£3,725
£315,000	27/09/2021	Т		29	HOUBLON DRIVE		CHELMSFORD	CM2 8SE	89	£3,539
£290,000	27/09/2021	Т		12	HAINAULT GROVE		CHELMSFORD	CM1 2TP	82	£3,537
£204,000	27/09/2021	F		37	WEAR DRIVE		CHELMSFORD	CM1 7PT	60	£3,400
£220,000	27/09/2021	F 1	LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	66	£3,333
£370,000	27/09/2021	Т		33	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	123	£3,008
£126,000	27/09/2021	F FLAT 207	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ	43	£2,930
£475,000	28/09/2021	S	CROWBUSH		THE VILLAGE	GREAT WALTHAM	CHELMSFORD	CM3 1AT	59	£8,051
£675,000	28/09/2021	S		45	VICARAGE ROAD		CHELMSFORD	CM2 9BS	115	£5,870
£2,435,000	28/09/2021	D	GREAT GRACES		GRACES LANE	LITTLE BADDOW	CHELMSFORD	CM3 4AY	440	£5,534
£365,000	28/09/2021	S		26	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HN	67	£5,448
£355,000	28/09/2021	T		154	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	69	£5,145
£198,000	28/09/2021	Т		28	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	39	£5,077
£320,000	28/09/2021	S		5	MENISH WAY		CHELMSFORD	CM2 6RT	65	£4,923
£1,080,000	28/09/2021	D	LONG CROFT		WHITES LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1PA	226	£4,779
£540,000	28/09/2021	D	1B		ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NX	122	£4,426
£421,900	28/09/2021	D		1	FIRS DRIVE	WRITTLE	CHELMSFORD	CM1 3EF	100	£4,219
£490,000	28/09/2021	S		23	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS	121	£4,050
£555,000	28/09/2021			9	WHITLEY LINK		CHELMSFORD	CM2 9FX	139	£3,993
£313,500	28/09/2021	Т		244	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,919
£1,025,000	28/09/2021	D		6	BEAULIEU BOULEVARD		CHELMSFORD	CM1 6EA	262	£3,912
£320,000	28/09/2021	Т		155	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7DJ	82	£3,902
£450,000	28/09/2021			34	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	128	£3,516
£305,000		D		66	SALERNO WAY		CHELMSFORD	CM1 2EH	87	£3,506
£444,600	28/09/2021			34	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	128	£3,473
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£187,500	28/09/2021	F	121	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,348
£218,500	28/09/2021	F	126	CROMPTON STREET		CHELMSFORD	CM1 3GP	67	£3,261
£205,000	28/09/2021	F	166	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	70	£2,929
£76,000	28/09/2021	F	15	SEARLE CLOSE		CHELMSFORD	CM2 9GB	50	£1,520
£505,000	29/09/2021	D	10	HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA	82	£6,159
£325,000		Т	34	PRIMROSE HILL		CHELMSFORD	CM1 2RH	55	£5,909
£575,000	29/09/2021	D	20	CORNELIUS VALE		CHELMSFORD	CM2 6YF	98	£5,867
£320,000	29/09/2021	S	13	BURNSIDE CRESCENT		CHELMSFORD	CM1 4EH	56	£5,714
£215,000	29/09/2021	Т	2	BINLEY ROAD		CHELMSFORD	CM2 6XJ	40	£5,375
£320,000	29/09/2021		13	PETREBROOK		CHELMSFORD	CM2 6QJ	61	£5,246
£275,000	29/09/2021	Т	20	RIVENDELL VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WY	53	£5,189
£415,000	29/09/2021	S	11	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX	83	£5,000
£575,000	29/09/2021	D	8	FAIRFAX MEAD		CHELMSFORD	CM2 6UG	115	£5,000
£315,000	29/09/2021	S	17	CRESCENT ROAD		CHELMSFORD	CM2 7DA	65	£4,846
£382,000	29/09/2021	Т	14	BRIDGEND CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PD	80	£4,775
£387,500	29/09/2021	D	12	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	83	£4,669
£475,000	29/09/2021	S	9	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	105	£4,524
£197,500	29/09/2021	F	33	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	44	£4,489
£260,000	29/09/2021	Т	110	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	58	£4,483
£329,950	29/09/2021	D	29	BARN GREEN		CHELMSFORD	CM1 6UG	74	£4,459
£790,000	29/09/2021	D	20	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HZ	185	£4,270
£455,000	29/09/2021	D	39	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	108	£4,213
£416,000	29/09/2021	D	55	PADDOCK DRIVE		CHELMSFORD	CM1 6UX	99	£4,202
£206,000	29/09/2021	F	42	HARBERD TYE		CHELMSFORD	CM2 9GJ	50	£4,120
£478,595	29/09/2021	D	305	BROOMFIELD ROAD		CHELMSFORD	CM1 4DU	118	£4,056
£395,000	29/09/2021	S	32	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL	98	£4,031
£385,000	29/09/2021	T	344	BADDOW ROAD		CHELMSFORD	CM2 9QZ	100	£3,850
£460,000	29/09/2021	D	1	CLAYPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ	120	£3,833
£350,000	29/09/2021	T	13	RAYMONDS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NZ	93	£3,763
£200,000	29/09/2021	F	47	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	54	£3,704
£155,000	29/09/2021	F	17	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	42	£3,690
£310,000	29/09/2021	S	35	MEADGATE AVENUE		CHELMSFORD	CM2 7NF	87	£3,563
£438,000	29/09/2021	Т	32	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	128	£3,422
£227,500	29/09/2021	F	24	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	68	£3,346
£160,000	29/09/2021	F	153	MEADGATE AVENUE		CHELMSFORD	CM2 7NH	48	£3,333
£220,000	29/09/2021	F	22	COURTLANDS		CHELMSFORD	CM1 4DD	73	£3,014
£157,500	29/09/2021	F	29	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	61	£2,582
£85,750	29/09/2021	F 15 WATERHOUSE CO	URT	BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	50	£1,715
£380,000	30/09/2021	S	27	FORREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	N/A	#VALUE!
£317,500	30/09/2021	S	13	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	N/A	#VALUE!
£425,000	30/09/2021	S	28	AUBREY CLOSE		CHELMSFORD	CM1 4EJ	N/A	#VALUE!
£425,000	30/09/2021	D	78	BEECHES ROAD		CHELMSFORD	CM1 2RX	54	£7,870
£424,550	30/09/2021	D	4	RIGNALS LANE		CHELMSFORD	CM2 8QT	61	£6,960
£810,000	30/09/2021	D	439	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AP	132	£6,136
£331,000	30/09/2021	Т	83	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	56	£5,911
£465,999	30/09/2021	F 51 MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	83	£5,614
£532,500	30/09/2021	S	1	WICKHAY COTTAGES	LITTLE BADDOW	CHELMSFORD	CM3 4TJ	96	£5,547
£745,000	30/09/2021	D	35	FIRST AVENUE		CHELMSFORD	CM1 1RX	136	£5,478
£420,000	30/09/2021	D	1	UPPER MOORS	GREAT WALTHAM	CHELMSFORD	CM3 1RB	77	£5,455

£320,000			7	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	59	£5,424
£385,000	30/09/2021		1	ASH GROVE		CHELMSFORD	CM2 9JS	72	£5,347
£437,000			10	OLD CROFT CLOSE	GOOD EASTER	CHELMSFORD	CM1 4SJ	82	£5,329
£472,500	30/09/2021		00	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	89	£5,309
£661,166	30/09/2021	D 6	69	TORQUAY ROAD		CHELMSFORD	CM1 7NX	128	£5,165
£211,000	30/09/2021		38	CUSAK ROAD	CHELMER VILLAGE	CHELMSFORD	CM2 6XH	41	£5,146
£369,950	30/09/2021	S 3	31	TEES ROAD		CHELMSFORD	CM1 7QH	72	£5,138
£325,000			90	WEST AVENUE		CHELMSFORD	CM1 2DF	65	£5,000
£440,000	30/09/2021		29	ST JOHNS ROAD	WRITTLE	CHELMSFORD	CM1 3EB	90	£4,889
£610,000	30/09/2021		63	QUEENS ROAD		CHELMSFORD	CM2 6HB	125	£4,880
£575,000	30/09/2021		20	MANDEVILLE WAY	BROOMFIELD	CHELMSFORD	CM1 7HN	119	£4,832
£400,000	30/09/2021	D 2	24	SUNRISE AVENUE		CHELMSFORD	CM1 4JP	83	£4,819
£383,000	30/09/2021	T	96	RECTORY LANE		CHELMSFORD	CM1 1RF	81	£4,728
£320,000	30/09/2021	F 2	29	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	68	£4,706
£367,000	30/09/2021	T 1	13	HILL ROAD		CHELMSFORD	CM2 6HW	78	£4,705
£510,000	30/09/2021	T 10	05	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DU	109	£4,679
£500,000	30/09/2021	S ENDYMION		THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AE	107	£4,673
£357,500	30/09/2021	Т	9	HITHER BLAKERS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JH	77	£4,643
£450,000	30/09/2021	D 12	28	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	97	£4,639
£180,000	30/09/2021	F 5	53	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,615
£382,500	30/09/2021	T 18	83	BEELEIGH LINK		CHELMSFORD	CM2 6PH	83	£4,608
£280,000	30/09/2021	F	3	COUNTY PLACE		CHELMSFORD	CM2 0RF	61	£4,590
£195,000	30/09/2021	F 38 ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	43	£4,535
£285,000	30/09/2021	T	9	JUBILEE TERRACE		CHELMSFORD	CM1 1SE	64	£4,453
£315,000	30/09/2021	T 12	21	POLLARDS GREEN		CHELMSFORD	CM2 6UX	71	£4,437
£212,500	30/09/2021	F 5	51	RAINSFORD ROAD		CHELMSFORD	CM1 2QJ	49	£4,337
£336,000	30/09/2021	S 7	73	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	78	£4,308
£332,500	30/09/2021	T	2	MARCONI ROAD		CHELMSFORD	CM1 1QB	78	£4,263
£590,000	30/09/2021	D	65	FAIRWAY DRIVE		CHELMSFORD	CM3 3FG	140	£4,214
£455,000	30/09/2021	Т 3	34	HUNTERS WAY		CHELMSFORD	CM1 6FL	108	£4,213
£465,000	30/09/2021	S 1	12	ST MARYS CLOSE	GREAT BADDOW	CHELMSFORD	CM2 8EQ	112	£4,152
£415,000	30/09/2021	D 5	50	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	101	£4,109
£345,000	30/09/2021	Т 3	30	WRITTLE ROAD		CHELMSFORD	CM1 3BX	85	£4,059
£523,000	30/09/2021	S 2	27	FIFTH AVENUE		CHELMSFORD	CM1 4HB	130	£4,023
£505,000	30/09/2021	D	1	LONGACRE		CHELMSFORD	CM1 3BJ	126	£4,008
£323,000	30/09/2021	Т 3	37	DAFFODIL WAY		CHELMSFORD	CM1 6XB	81	£3,988
£772,500	30/09/2021	D 6	68	BEEHIVE LANE		CHELMSFORD	CM2 9RX	194	£3,982
£227,500	30/09/2021	F 5	56	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	58	£3,922
£450,000	30/09/2021	S 1	12	HUNTERS WAY		CHELMSFORD	CM1 6FL	115	£3,913
£390,000	30/09/2021	S 7	78	KEENE WAY		CHELMSFORD	CM2 8NR	101	£3,861
£212,000	30/09/2021	F 11	14	WAVENEY DRIVE		CHELMSFORD	CM1 7QA	55	£3,855
£315,000	30/09/2021		14	WALTHAM GLEN		CHELMSFORD	CM2 9EL	82	£3,841
£265,000	30/09/2021	F 3 BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	69	£3,841
£387,500	30/09/2021		18	BADDOW ROAD		CHELMSFORD	CM2 9QX	102	£3,799
£486,000	30/09/2021	S 1	12	COVAL AVENUE		CHELMSFORD	CM1 1TF	128	£3,797
£450,000	30/09/2021	D 4	47	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	119	£3,782
£310,000	30/09/2021	T 6	65	WATERHOUSE LANE		CHELMSFORD	CM1 2TE	82	£3,780
£395,000	30/09/2021	S 59	90	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	105	£3,762
£330,000	30/09/2021	\$ 5	59	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	88	£3,750

£550,000	30/09/2021	D			89	HUMBER ROAD		CHELMSFORD	CM1 7PF	147	£3,741
£245,000	30/09/2021	F			82	CHELMER ROAD		CHELMSFORD	CM2 6AB	66	£3,712
£505,000	30/09/2021	S			2	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	137	£3,686
£340,000	30/09/2021	S			77	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	94	£3,617
£158,000	30/09/2021	F			41	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	44	£3,591
£200,000	30/09/2021				185	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	56	£3,571
£390,000	30/09/2021	D			18	SUSSEX CLOSE	BOREHAM	CHELMSFORD	CM3 3ED	111	£3,514
£330,000	30/09/2021	Т			4	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	97	£3,402
£312,500	30/09/2021	Т			12	PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ	93	£3,360
£341,500	30/09/2021	Т			14	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	102	£3,348
£300,000	30/09/2021	Т			75	ARCHERS WAY		CHELMSFORD	CM2 8SB	90	£3,333
£308,000	30/09/2021	Т			34	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	96	£3,208
£255,000	30/09/2021	Т			1	ROCHFORD ROAD		CHELMSFORD	CM2 0EF	80	£3,188
£395,000	30/09/2021	S			3	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	124	£3,185
£142,500	30/09/2021	F			118	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,098
£145,000	30/09/2021	F			108	GODFREYS MEWS		CHELMSFORD	CM2 0XE	47	£3,085
£200,000	30/09/2021	F			85	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR	66	£3,030
£290,000	30/09/2021	F			18	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	110	£2,636
£235,000	30/09/2021	F			12	CANBERRA CLOSE		CHELMSFORD	CM1 2EF	91	£2,582
£193,800	30/09/2021	F	11	WATERHOUSE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	80	£2,423
£150,000	30/09/2021	F	FLAT 8	MANOR HOUSE		GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ	62	£2,419
£110,000	30/09/2021	F	114	HAVENCOURT		VICTORIA ROAD		CHELMSFORD	CM1 1EA	46	£2,391
£139,500	30/09/2021	F			42	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,938
£730,000	01/10/2021	D			3	RIVERSIDE		CHELMSFORD	CM2 6LL	134	£5,448
£240,000	01/10/2021	F	FLAT 4	KING GEORGE COURT		MOULSHAM STREET		CHELMSFORD	CM2 0JE	47	£5,106
£357,500		Т			8	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	77	£4,643
£325,000	01/10/2021	T			36	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	96	£3,385
£157,500	01/10/2021				54	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS	48	£3,281
£73,750	01/10/2021	F			10	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	73	£1,010
£322,500		F			13	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	111	£2,905
£1,375,000	06/10/2021	D		GREENFIELDS		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EW	233	£5,901
£145,000	06/10/2021			GREENTIEEDS	16	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	31	£4,677
£302,000	07/10/2021	т			17	TOWNFIELD STREET	300111 WOODII/WITEIMENS	CHELMSFORD	CM1 1QJ	61	£4,951
£392,500	07/10/2021				8	MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HA	86	£4,564
£135,000	07/10/2021	F	FLAT 20	SPALDING COURT	8	CEDAR AVENUE	DICKNACKE	CHELMSFORD	CM1 2UZ	49	£2,755
£1,000,000	08/10/2021		FLAT 20	SPALDING COURT	1	POLICE HOUSES	GREAT BADDOW	CHELMSFORD	CM2 7BW	195	£5,128
	08/10/2021	T			23	SHEPPARD DRIVE	GREAT BADDOW	CHELMSFORD	CM2 6QE	60	£4,917
£295,000		F			73	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS			36	
£164,000							SOUTH WOODHAW FERRERS	CHELMSFORD	CM3 5FW		£4,556
£373,000	08/10/2021	T			18	HENRY ROAD		CHELMSFORD	CM1 1RG	86	£4,337
£325,000	08/10/2021				17	CHEVIOT DRIVE		CHELMSFORD	CM1 2EU	77	£4,221
£170,000	08/10/2021	F		KIDDEANIID	16	BAKER STREET	CALLENALOOD	CHELMSFORD	CM2 0SF	47	£3,617
£485,000	11/10/2021			KIRREMUIR		STOCK ROAD	GALLEYWOOD	CHELMSFORD	CM2 8JS	106	£4,575
£540,000	11/10/2021	D	5	CLARENCE MEWS		REDMAYNE DRIVE		CHELMSFORD	CM2 9AF	124	£4,355
£470,000	12/10/2021	T			12	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	83	£5,663
£255,000	12/10/2021	T			100	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YD	51	£5,000
£375,000	12/10/2021				30	BYRON ROAD		CHELMSFORD	CM2 6EP	88	£4,261
£390,000	12/10/2021	D			38	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	92	£4,239
£255,000	12/10/2021	F			5	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR	68	£3,750
£210,000	12/10/2021	F			40	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ	61	£3,443

£225,000		S			47	HILLARY CLOSE		CHELMSFORD	CM1 7RP	79	£2,848
£460,000	14/10/2021	D			25	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EF	98	£4,694
£359,999	14/10/2021	T			88	ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NU	77	£4,675
£167,500	14/10/2021	F			52	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,653
£510,000	14/10/2021	D			34	SWISS AVENUE		CHELMSFORD	CM1 2AD	114	£4,474
£225,000	15/10/2021	F			193	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	42	£5,357
£405,000		S			48	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ	82	£4,939
£325,000	15/10/2021	S			12	BANKSIDE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TT	67	£4,851
£535,000		S			26	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	121	£4,421
£573,000	15/10/2021	D			30	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	143	£4,007
£190,000	15/10/2021	F			32	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	52	£3,654
£292,000	15/10/2021	Т			47	READERS COURT		CHELMSFORD	CM2 8EX	85	£3,435
£215,000	15/10/2021	F	9	LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	66	£3,258
£395,000	15/10/2021	S			149	KINGS ROAD		CHELMSFORD	CM1 2BA	123	£3,211
£500,000	18/10/2021	S			55	SECOND AVENUE		CHELMSFORD	CM1 4ET	81	£6,173
£860,000	18/10/2021	D			5	YORK ROAD		CHELMSFORD	CM2 0AH	162	£5,309
£425,000	18/10/2021	S			90	POLLARDS GREEN		CHELMSFORD	CM2 6UL	88	£4,830
£335,000	18/10/2021	S			41	LADY LANE		CHELMSFORD	CM2 0TG	79	£4,241
£291,000	18/10/2021	F			18	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	70	£4,157
£192,500	18/10/2021	F	FLAT 1	TRELAWN		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	47	£4,096
£283,500	18/10/2021	Т			27	TRENT ROAD		CHELMSFORD	CM1 2LG	77	£3,682
£290,000	18/10/2021	Т			144	WAVENEY DRIVE		CHELMSFORD	CM1 7QB	87	£3,333
£485,000		S			4	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ	158	£3,070
£580,000	19/10/2021	D			3	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR	80	£7,250
£340,000	19/10/2021	Т			11	HENNIKER GATE		CHELMSFORD	CM2 6QH	83	£4,096
£190,000	19/10/2021	F			9	GODFREYS MEWS		CHELMSFORD	CM2 0XF	48	£3,958
£870,000	20/10/2021	D			1	COPPINS CLOSE		CHELMSFORD	CM2 6AY	168	£5,179
£510,000	20/10/2021	D			56	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	130	£3,923
£277,500		T			41	CHEVIOT DRIVE	0	CHELMSFORD	CM1 2EX	74	£3,750
£500,000	20/10/2021	D			78	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	140	£3,571
£397,500		T			5	GWYN CLOSE	BOREHAM	CHELMSFORD	CM3 3JR	127	£3,130
£525,000	21/10/2021	S			10	RIGNALS LANE	BOILETIVIIII	CHELMSFORD	CM2 8QT	81	£6,481
£527,000	21/10/2021	T			40	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	98	£5,378
£405,000	21/10/2021	S			8	CAWKWELL CLOSE	31 MINGI ILLD	CHELMSFORD	CM2 6SG	87	£4,655
£155,000	21/10/2021	F			47	REDMAYNE DRIVE		CHELMSFORD	CM2 9XG	34	£4,559
£375,000	21/10/2021	S			10	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	89	£4,213
£100,000	21/10/2021	F			54	UPPER CHASE		CHELMSFORD	CM2 0BN	61	£1,639
£835,000	22/10/2021	D D			10	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HB	128	£6,523
£530,000	22/10/2021	D			11	LOVES WALK	WRITTLE	CHELMSFORD	CM1 3JF	105	£5,048
£215,000	22/10/2021	T			50	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	44	£4,886
£360,000	22/10/2021	T			4	HYACINTH COURT	BROOMFIELD	CHELMSFORD	CM1 7BG CM1 6XQ	76	£4,737
							COUTH MOODHANA FERRESS				
£450,000	22/10/2021	D			7	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PW	105	£4,286
£355,000	22/10/2021	T	51.AT.4	MUNICUECTED COURT 172	49	THAMES AVENUE		CHELMSFORD	CM1 2LN	86	£4,128
£231,000	22/10/2021	F	FLAT 1	WINCHESTER COURT, 173		BROOMFIELD ROAD		CHELMSFORD	CM1 1RT	59	£3,915
£227,500	22/10/2021	F	FLAT 10	DAEDUDAI COURT	9	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	62	£3,669
£152,500	22/10/2021	F	FLAT 12	RAEBURN COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GF	43	£3,547
£250,000	22/10/2021	T			10	SCOTTS WALK		CHELMSFORD	CM1 2HB	73	£3,425
£426,000	22/10/2021	D			7	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD	132	£3,227
£206,000	22/10/2021	F			153	CROMPTON STREET		CHELMSFORD	CM1 3GR	64	£3,219

£281,000	22/10/2021	Т		50	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	88	£3,193
£550,000	25/10/2021	S		20	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	93	£5,914
£375,000	25/10/2021	Т		4	ANCHOR TERRACE		CHELMSFORD	CM2 0JX	68	£5,515
£448,000	25/10/2021	D		2	DANBURY VALE	DANBURY	CHELMSFORD	CM3 4LA	91	£4,923
£1,020,000	25/10/2021	D		16	CHURCH GREEN	ROXWELL	CHELMSFORD	CM1 4NZ	209	£4,880
£360,000	25/10/2021	Т		10	NEW WRITTLE STREET		CHELMSFORD	CM2 ORR	78	£4,615
£315,000	25/10/2021	S		16	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	69	£4,565
£339,399	25/10/2021	Т		254	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	82	£4,139
£410,000	25/10/2021	S		44	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	110	£3,727
£190,000	25/10/2021	F		24	EVELYN PLACE		CHELMSFORD	CM1 3GY	55	£3,455
£290,000	25/10/2021	F		17	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	84	£3,452
£580,000	25/10/2021	D		40	WRITTLE ROAD		CHELMSFORD	CM1 3BU	168	£3,452
£435,000	25/10/2021	S	RAFIKI COTTAGE		CRANHAM ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3NB	128	£3,398
£554,000	26/10/2021	S		74	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	98	£5,653
£435,000	26/10/2021	Т		24	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DB	107	£4,065
£230,000	26/10/2021	F		4	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	59	£3,898
£260,000	26/10/2021	F		51	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£3,562
£260,000	26/10/2021	F		55	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£3,562
£290,000	26/10/2021	F		63	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	96	£3,021
£430,000	27/10/2021	D	PENDONS		BARRACK LANE	GREAT WALTHAM	CHELMSFORD	CM3 1EP	66	£6,515
£515,000	27/10/2021	S		136	MOULSHAM DRIVE		CHELMSFORD	CM2 9QA	82	£6,280
£400,000	27/10/2021	S		125	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	72	£5,556
£445,000	27/10/2021	Т		132	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	90	£4,944
£325,000	27/10/2021	Т		2	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	71	£4,577
£319,000	27/10/2021	S		32	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	75	£4,253
£225,000	27/10/2021	F		20	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	63	£3,571
£290,000	27/10/2021	Т		343	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	86	£3,372
£130,000	27/10/2021	F FLAT 2	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ	44	£2,955
£375,000	28/10/2021	F FLAT 10	ST MARKS HOUSE		COTTAGE PLACE		CHELMSFORD	CM1 1NL	73	£5,137
£510,000	28/10/2021	D		118	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TL	110	£4,636
£405,000	28/10/2021	D		18	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	88	£4,602
£235,000	28/10/2021	F		24	SEARLE CLOSE		CHELMSFORD	CM2 9GB	56	£4,196
£750,000	29/10/2021	D	PAGLESHAM HOUSE		HOLLOW LANE	BROOMFIELD	CHELMSFORD	CM1 7HG	135	£5,556
£360,000	29/10/2021	D		3	HARVEST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XR	68	£5,294
£280,000	29/10/2021	S		29	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX	54	£5,185
£245,000	29/10/2021	F	15A		CHELMER ROAD		CHELMSFORD	CM2 6NH	49	£5,000
£535,000	29/10/2021	D		13	RUSSELL GARDENS		CHELMSFORD	CM2 8DB	111	£4,820
£916,500	29/10/2021	S		167	NEW LONDON ROAD		CHELMSFORD	CM2 0AE	211	£4,344
£266,000	29/10/2021	S		89	NORTH AVENUE		CHELMSFORD	CM1 2AN	66	£4,030
£330,000	29/10/2021	Т		2	ASHTREE CRESCENT		CHELMSFORD	CM1 2RP	82	£4,024
£173,000	29/10/2021	F		57	BARNARD ROAD		CHELMSFORD	CM2 8RR	44	£3,932
£210,000	29/10/2021	F		28	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	54	£3,889
£470,000		S		147	HILL VIEW ROAD		CHELMSFORD	CM1 7RZ	129	£3,643
£218,250	29/10/2021			33	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	61	£3,578
£420,000	29/10/2021	T		40	MILDMAY ROAD		CHELMSFORD	CM2 0DZ	121	£3,471
£242,000	29/10/2021			8	DUNCAN PLACE		CHELMSFORD	CM2 9BJ	70	£3,457
£215,000	29/10/2021	F		60	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	65	£3,308
£410,000		T		16	GREAT COB		CHELMSFORD	CM1 6LA	129	£3,178
£500,000	01/11/2021	D		43	PETERSFIELD		CHELMSFORD	CM1 4EP	101	£4,950

£373,000	01/11/2021	S			76	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	77	£4,844
£335,000	01/11/2021	T			18	CAWKWELL CLOSE		CHELMSFORD	CM2 6SG	75	£4,467
£490,000	01/11/2021	D			12	ARMONDE CLOSE	BOREHAM	CHELMSFORD	CM3 3GA	110	£4,455
£550,000	01/11/2021	S			24	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT	127	£4,331
£410,000	01/11/2021	D			23	OSPREY WAY		CHELMSFORD	CM2 8AP	100	£4,100
£120,000	01/11/2021	F			18	DARNAY RISE		CHELMSFORD	CM1 4XA	31	£3,871
£295,000	01/11/2021	S			61	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	77	£3,831
£377,000	01/11/2021	T			8	WARWICK SQUARE		CHELMSFORD	CM1 2AJ	99	£3,808
£750,000	02/11/2021	S			26	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	109	£6,881
£957,000	02/11/2021	D			12	ABBEY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XB	217	£4,410
£390,000	02/11/2021				18	PEREGRINE DRIVE		CHELMSFORD	CM2 8XY	90	£4,333
£219,995	02/11/2021	F			12	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	57	£3,860
£395,000	02/11/2021				4	RUBY LINK		CHELMSFORD	CM2 9FS	104	£3,798
£315,000	02/11/2021	T			96	PYMS ROAD		CHELMSFORD	CM2 8PX	83	£3,795
£390,000	02/11/2021	S			17	TAYLOR AVENUE		CHELMSFORD	CM1 2BT	120	£3,250
£235,000	03/11/2021	F			44	HARDY CLOSE		CHELMSFORD	CM1 1AE	47	£5,000
£325,695	03/11/2021	T			30	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	86	£3,787
£650,000	04/11/2021	D			18	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG	124	£5,242
£307,000	04/11/2021	T			32	THE GREEN		CHELMSFORD	CM1 2BQ	66	£4,652
£529,000	04/11/2021	D			10	MILLSON BANK		CHELMSFORD	CM2 6QD	125	£4,232
£377,500	04/11/2021	S			6	SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	96	£3,932
£335,000	04/11/2021	S			30	FOXHOLES ROAD		CHELMSFORD	CM2 7HP	88	£3,807
£172,500	04/11/2021	F			76	FOXGLOVE WAY		CHELMSFORD	CM1 6QR	58	£2,974
£267,000	05/11/2021	F		2A		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	55	£4,855
£320,000	05/11/2021	S		2A		SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DN	66	£4,848
£282,500	05/11/2021	F			4	ALMA DRIVE		CHELMSFORD	CM1 1TW	72	£3,924
£265,000	05/11/2021	T			53	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	70	£3,786
£340,000	05/11/2021	F			86	VICTORIA COURT		CHELMSFORD	CM1 1GP	91	£3,736
£455,000	05/11/2021	D			3	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN	122	£3,730
£365,000	05/11/2021	S			33	DIXON AVENUE		CHELMSFORD	CM1 2AQ	98	£3,724
£557,500	05/11/2021	F			9	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	155	£3,597
£315,000	05/11/2021	T			91	SHELLEY ROAD		CHELMSFORD	CM2 6ES	88	£3,580
£600,000	08/11/2021	S			22	WILLOUGHBY DRIVE		CHELMSFORD	CM2 6UT	111	£5,405
£248,000	08/11/2021	F			81	BURNELL GATE		CHELMSFORD	CM1 6ED	54	£4,593
£350,000	08/11/2021	F	FLAT 7	THE OLD RECTORY		ABBEY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XD	79	£4,430
£312,500	08/11/2021	Т			4	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX	71	£4,401
£410,500	08/11/2021	S			173	WAVENEY DRIVE		CHELMSFORD	CM1 7QD	109	£3,766
£280,000	08/11/2021	T			58	CRAMPHORN WALK		CHELMSFORD	CM1 2RE	85	£3,294
£370,000	08/11/2021	D			12	RAINSFORD LANE		CHELMSFORD	CM1 2QW	119	£3,109
£82,500	08/11/2021	F			83	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	68	£1,213
£250,000	09/11/2021	F			9	VICTORIA COURT		CHELMSFORD	CM1 1GL	70	£3,571
£285,000		S			64	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HA	45	£6,333
£315,000	10/11/2021				8	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA	58	£5,431
£305,000	10/11/2021	T			27	OXFORD COURT		CHELMSFORD	CM2 6AX	82	£3,720
£152,000		F	39	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ	55	£2,764
£380,000	11/11/2021	D			62	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	70	£5,429
£530,000		S			12	BYRON VIEW		CHELMSFORD	CM2 6ZN	107	£4,953
£450,000	11/11/2021	D			70	QUILP DRIVE		CHELMSFORD	CM1 4YD	94	£4,787
£935,000	11/11/2021	D		FOLLIFOOT		ST JOHNS ROAD	WRITTLE	CHELMSFORD	CM1 3EB	218	£4,289
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£592,000	11/11/2021	D		21	BARNABY RUDGE		CHELMSFORD	CM1 4YG	142	£4,169
£340,000	11/11/2021	Т		7	HOMEFIELD CLOSE		CHELMSFORD	CM1 2HE	85	£4,000
£595,000	12/11/2021	D		14	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	103	£5,777
£360,000	12/11/2021	D		35	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	65	£5,538
£621,000	12/11/2021	D		47	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	116	£5,353
£248,500	12/11/2021	F FLAT 2	ST MARKS HOUSE		COTTAGE PLACE		CHELMSFORD	CM1 1NL	49	£5,071
£405,000	12/11/2021	D		62	THE GREEN	WRITTLE	CHELMSFORD	CM1 3DU	80	£5,063
£272,500	12/11/2021	F		51	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	55	£4,955
£525,000	12/11/2021	D		50	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,953
£785,000	12/11/2021	D		119	HUMBER ROAD		CHELMSFORD	CM1 7PG	160	£4,906
£520,000	12/11/2021	D		50	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,906
£495,000	12/11/2021	D		98	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	104	£4,760
£330,000	12/11/2021	Т		5	MALVERN CLOSE		CHELMSFORD	CM1 2HL	82	£4,024
£745,000	12/11/2021	D	ROSEMARY LODGE		LEIGHAMS ROAD	BICKNACRE	CHELMSFORD	CM3 4HF	195	£3,821
£312,500	12/11/2021	Т		10	HART STREET		CHELMSFORD	CM2 0RY	84	£3,720
£380,000	12/11/2021	S		13	GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ	119	£3,193
£415,000	15/11/2021	D		26	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NT	73	£5,685
£302,000	15/11/2021	S		29	ORCHARD STREET		CHELMSFORD	CM2 0HD	58	£5,207
£325,000	15/11/2021	Т		22	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	91	£3,571
£127,500	15/11/2021	F		4	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	43	£2,965
£505,000	16/11/2021	D		46	ROXWELL AVENUE		CHELMSFORD	CM1 2NX	80	£6,313
£400,000	16/11/2021	F FLAT 6	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	71	£5,634
£675,000	16/11/2021	D		5	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	124	£5,444
£415,000	17/11/2021	D		9	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	80	£5,188
£370,000	17/11/2021	Т		23	NORTH DELL		CHELMSFORD	CM1 6UP	75	£4,933
£470,000	17/11/2021	D		29	BULBECKS WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZN	113	£4,159
£155,000	17/11/2021	F		50	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS	44	£3,523
£195,000	17/11/2021	F		18	SHERWOOD DRIVE		CHELMSFORD	CM1 3DN	68	£2,868
£350,000	18/11/2021	Т		28	ORCHARD STREET		CHELMSFORD	CM2 0HD	55	£6,364
£290,000	18/11/2021	Т		2	MILTON PLACE		CHELMSFORD	CM1 4LA	64	£4,531
£285,000	19/11/2021	S		61	COUNTY PLACE		CHELMSFORD	CM2 0RF	50	£5,700
£250,000	19/11/2021	F		90	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	49	£5,102
£280,000	19/11/2021	Т		8	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	57	£4,912
£407,000	19/11/2021			9	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LT	90	£4,522
£1,142,500	19/11/2021	D	OLD SCHOOL HOUSE		SCHOOL ROAD	GOOD EASTER	CHELMSFORD	CM1 4RT	257	£4,446
£570,000	19/11/2021			55	CORNELIUS VALE		CHELMSFORD	CM2 6GY	133	£4,286
£308,500	19/11/2021	Т		22	PLOVER WALK		CHELMSFORD	CM2 8XX	78	£3,955
£355,000		F	34 WATERHOUSE COUP		BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	93	£3,817
£284,000	19/11/2021	F		23	HAYES CLOSE		CHELMSFORD	CM2 0RN	79	£3,595
£460,000	19/11/2021			2	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	134	£3,433
£300,000	19/11/2021	Т		68	BELVEDERE ROAD	DANBURY	CHELMSFORD	CM3 4RB	96	£3,125
£360,000	22/11/2021			10	KIRK PLACE		CHELMSFORD	CM2 6TN	59	£6,102
£560,000		S		154	MOULSHAM DRIVE		CHELMSFORD	CM2 9QA	99	£5,657
£490,000	22/11/2021			35	HOYNORS	DANBURY	CHELMSFORD	CM3 4RL	95	£5,158
£567,000	22/11/2021			25	SWISS AVENUE		CHELMSFORD	CM1 2AD	112	£5,063
£366,000	22/11/2021			16	STARBOARD VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GR	75	£4,880
£255,000	22/11/2021	F FLAT 3		63	MOULSHAM STREET		CHELMSFORD	CM2 0JA	57	£4,474
£258,000	, , -	T		112	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	58	£4,448
£615,000	22/11/2021	D		42	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4NQ	160	£3,844

	22/11/2221	_						011511105055			
£245,000	22/11/2021				53	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	65	£3,769
£640,000	23/11/2021	S			20	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LA	N/A	#VALUE!
£1,100,000	23/11/2021				4	GUYS FARM	WRITTLE	CHELMSFORD	CM1 3GA	174	£6,322
£635,000	23/11/2021	D			44	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	136	£4,669
£390,000		T			18	TOWN CROFT		CHELMSFORD	CM1 4JX	108	£3,611
£375,000	23/11/2021	S			71	RAINSFORD LANE		CHELMSFORD	CM1 2QS	105	£3,571
£106,750	23/11/2021				59	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	69	£1,547
£544,000	24/11/2021	D			8	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	83	£6,554
£370,000	24/11/2021				33	ORFORD CRESCENT		CHELMSFORD	CM1 7NZ	59	£6,271
£545,000	24/11/2021	S			52	ST JOHNS ROAD		CHELMSFORD	CM2 9PE	98	£5,561
£700,000	24/11/2021				11	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	133	£5,263
£400,000	24/11/2021	D		LYNSHORE		LYNDERS WOOD LANE	GREAT LEIGHS	CHELMSFORD	CM3 1PX	77	£5,195
£285,000	24/11/2021	Т			6	VICARAGE ROAD		CHELMSFORD	CM2 9PG	55	£5,182
£598,000	24/11/2021	D			55	LAWN LANE		CHELMSFORD	CM1 6PS	116	£5,155
£379,000	24/11/2021				9	LINNET DRIVE		CHELMSFORD	CM2 8AD	87	£4,356
£320,000	24/11/2021	Т			53	BAKER STREET		CHELMSFORD	CM2 0SA	74	£4,324
£475,000	24/11/2021	D			5	BULBECKS WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZN	115	£4,130
£289,000	24/11/2021	F			90	WATSON HEIGHTS		CHELMSFORD	CM1 1AF	70	£4,129
£310,000	24/11/2021	T			522	LINNET DRIVE		CHELMSFORD	CM2 8AN	81	£3,827
£195,000	24/11/2021	F			19	MASCALLS WAY		CHELMSFORD	CM2 7NR	75	£2,600
£188,700		T	1	BIRCH HOUSE		THE WESTERINGS		CHELMSFORD	CM2 8JQ	75	£2,516
£145,000	24/11/2021	F	FLAT 11	MANOR HOUSE		GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ	64	£2,266
£345,000	25/11/2021	T			134	SPRINGFIELD ROAD		CHELMSFORD	CM2 6LF	67	£5,149
£544,000	25/11/2021	D			1	DAFFODIL WAY		CHELMSFORD	CM1 6XB	129	£4,217
£160,000	25/11/2021	T			23	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	38	£4,211
£560,000	25/11/2021	D			28	WHITMORE CRESCENT		CHELMSFORD	CM2 6YN	140	£4,000
£185,000	25/11/2021	F			77	TAMAR RISE		CHELMSFORD	CM1 7QL	55	£3,364
£640,000	26/11/2021	T			4	BROAD MEAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8GX	122	£5,246
£407,500	26/11/2021	S			15	WHYVERNE CLOSE		CHELMSFORD	CM1 6UE	78	£5,224
£235,000	26/11/2021	S			59	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	45	£5,222
£440,000	26/11/2021	S			15	HUNTS CLOSE	WRITTLE	CHELMSFORD	CM1 3HJ	85	£5,176
£470,000	26/11/2021	S			4	BIRDIE CLOSE		CHELMSFORD	CM3 3FW	93	£5,054
£390,000	26/11/2021	S			14	ST NAZAIRE ROAD		CHELMSFORD	CM1 2EQ	82	£4,756
£412,000	26/11/2021	S			35	MURRELL LOCK		CHELMSFORD	CM2 6SW	89	£4,629
£487,500	26/11/2021	S			31	KINGSTON CRESCENT		CHELMSFORD	CM2 6DN	107	£4,556
£223,000	26/11/2021	F			38	STAPLEFORD CLOSE		CHELMSFORD	CM2 ORB	49	£4,551
£245,000		T			3	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ	54	£4,537
£375,000	26/11/2021	T			5	PALM CLOSE		CHELMSFORD	CM2 9NL	86	£4,360
£386,000	26/11/2021	S			41	CORPORATION ROAD		CHELMSFORD	CM1 2AR	89	£4,337
£345,000	26/11/2021	Т			15	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	80	£4,313
£242,500	26/11/2021				4	COATES QUAY		CHELMSFORD	CM2 6HU	57	£4,254
£420,000	26/11/2021	S			6	ST MARYS CLOSE	GREAT BADDOW	CHELMSFORD	CM2 8EQ	106	£3,962
£445,000	26/11/2021				13	HILL VIEW ROAD		CHELMSFORD	CM1 7RS	113	£3,938
£415,000	26/11/2021	D			13	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	107	£3,879
£340,000	26/11/2021				95	COVAL LANE		CHELMSFORD	CM1 1TQ	89	£3,820
£160,000	26/11/2021	F	42	FRIARS HOUSE, 6		PARKWAY		CHELMSFORD	CM2 0NF	44	£3,636
£187,250	26/11/2021	F			81	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	56	£3,344
£223,000	26/11/2021	F			7	COURTLANDS		CHELMSFORD	CM1 4DD	72	£3,097
£287,500	26/11/2021				143	SUNRISE AVENUE		CHELMSFORD	CM1 4JW	101	£2,847
1207,300	20/11/2021	-			143	333271421402		STILLINGS OND	CIVIT -DVV	101	LL,0-77

£98,000	-, , -	F 12	ECCLES COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1JB	51	£1,922
£358,500	29/11/2021			6	TYLERS CLOSE		CHELMSFORD	CM2 9DY	59	£6,076
£485,000	29/11/2021			1	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	85	£5,706
£429,995	29/11/2021			9	BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	80	£5,375
£400,000	29/11/2021	Т		12	TOWN CROFT		CHELMSFORD	CM1 4JX	75	£5,333
£500,000	29/11/2021		BAKERS COTTAGES		HYDE LANE	DANBURY	CHELMSFORD	CM3 4LW	94	£5,319
£410,000	29/11/2021	D		52	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GE	81	£5,062
£270,000		F FLAT 13	FRENCH COURT		CEDAR AVENUE		CHELMSFORD	CM1 2WW	55	£4,909
£195,000	29/11/2021	F		3	GERARD GARDENS		CHELMSFORD	CM2 9GD	40	£4,875
£485,000	29/11/2021			35	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	103	£4,709
£613,750	29/11/2021	S		22	THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN	133	£4,615
£565,000		Т		141	PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TA	128	£4,414
£480,000	29/11/2021	Т		50	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	110	£4,364
£315,000	29/11/2021	Т		9	FOREMANS		CHELMSFORD	CM1 2GQ	75	£4,200
£465,000	29/11/2021	Т		52	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	119	£3,908
£470,000	29/11/2021	S		28	BERWICK AVENUE		CHELMSFORD	CM1 4AS	125	£3,760
£325,000	29/11/2021	S		15	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	88	£3,693
£400,000	29/11/2021	Т		62	SUNRISE AVENUE		CHELMSFORD	CM1 4JP	109	£3,670
£455,000	29/11/2021	Т		64	PARKLANDS DRIVE		CHELMSFORD	CM1 7SP	126	£3,611
£195,000	29/11/2021	F		22	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	56	£3,482
£400,000	30/11/2021	S		7	DIXON AVENUE		CHELMSFORD	CM1 2AQ	61	£6,557
£360,000	30/11/2021	S		26	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	69	£5,217
£450,000	30/11/2021	S	21A		BEECHES ROAD		CHELMSFORD	CM1 2RX	88	£5,114
£1,280,000	30/11/2021	D	BOJANGLES		SOUTH HANNINGFIELD ROAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8HJ	256	£5,000
£355,000	30/11/2021	Т		14	BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	74	£4,797
£365,000	30/11/2021	Т		57	DAFFODIL WAY		CHELMSFORD	CM1 6XE	78	£4,679
£545,000	30/11/2021	D		80	BODMIN ROAD		CHELMSFORD	CM1 6LL	118	£4,619
£315,000	30/11/2021	S		13	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	74	£4,257
£235,000	30/11/2021	Т		16	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	59	£3,983
£168,000	30/11/2021	F		39	RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH	48	£3,500
£254,000	30/11/2021	F		42	WHARF ROAD		CHELMSFORD	CM2 6LU	74	£3,432
£190,000	30/11/2021	S		79	ARCHERS WAY		CHELMSFORD	CM2 8SB	91	£2,088
£375,000	01/12/2021	D		6	HILL VIEW ROAD		CHELMSFORD	CM1 7RS	68	£5,515
£460,000	01/12/2021			18	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	106	£4,340
£375,000		S		152	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	103	£3,641
£389,000	02/12/2021			11	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	71	£5,479
£690,000		S	OAKFOLD		THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RX	149	£4,631
£330,000	02/12/2021		07 II II 0 E D	20	COTSWOLD CRESCENT	211122 37133 311	CHELMSFORD	CM1 2HS	78	£4,231
£780,000	03/12/2021	T		8	BADDOW ROAD		CHELMSFORD	CM2 0DG	N/A	#VALUE!
£760,000	03/12/2021		DRAKES COTTAGE		DRAKES LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3ND	124	£6,129
£233,000		S	5	2	TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB	41	£5,683
£315,000	03/12/2021			59	PEGGOTTY CLOSE	333 IT SOUTH WITH EMILITY	CHELMSFORD	CM1 4XU	66	£4,773
£415,000		S		21	RIDLEY ROAD		CHELMSFORD	CM1 7AR	87	£4,770
£356,500	03/12/2021			4	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	79	£4,513
£615,000		D		95	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1ND	138	£4,457
£436,000	03/12/2021			15	MONTFORT DRIVE	GREAT LEIGHS	CHELMSFORD	CM2 9FN	101	£4,437
£636,000	03/12/2021	D		8	JIGGER GARDENS		CHELMSFORD	CM3 3FR	152	£4,317
£215,000	03/12/2021			70	HARBERD TYE		CHELMSFORD	CM2 9GJ	52	£4,184
£215,000 £2,150,000	03/12/2021	D	FARTHINGS	70	EAST HANNINGFIELD ROAD	SANDON	CHELMISFORD	CM2 9GJ CM2 7TQ	543	£3,959
12,150,000	05/12/2021	ע	rakining5		EAST HAINININGFIELD KUAD	SANDUN	CHELINISPORD	CIVIZ / I Q	543	13,959

£600,000	03/12/2021		148	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	154	£3,896
£652,500	03/12/2021	D	21	FAIRWAY DRIVE		CHELMSFORD	CM3 3FG	174	£3,750
£198,000	03/12/2021		35	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	53	£3,736
£310,000	03/12/2021	S	61	HAREWOOD ROAD		CHELMSFORD	CM1 3DH	83	£3,735
£200,000	03/12/2021	F	16A	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	58	£3,448
£415,000	06/12/2021	D	42	KINGS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QH	N/A	#VALUE!
£340,000	06/12/2021	Т	13	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	66	£5,152
£1,250,000	06/12/2021	D	596	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	259	£4,826
£497,000	06/12/2021	D	52	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	106	£4,689
£325,000	06/12/2021	Т	17	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT	74	£4,392
£315,000	06/12/2021	Т	57	PINES ROAD		CHELMSFORD	CM1 2EY	74	£4,257
£325,000	06/12/2021	Т	7	CHELMER ROAD		CHELMSFORD	CM2 6NH	77	£4,221
£380,000	06/12/2021	T	109	BADDOW ROAD		CHELMSFORD	CM2 7PY	91	£4,176
£450,000	07/12/2021	D	26	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	127	£3,543
£120,000	07/12/2021	F	24	BOND STREET		CHELMSFORD	CM1 1GH	52	£2,308
£355,000	08/12/2021	S	56	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	71	£5,000
£410,000	08/12/2021	S	71	LINNET DRIVE		CHELMSFORD	CM2 8AE	86	£4,767
£400,000	08/12/2021	S	37	DORSET AVENUE		CHELMSFORD	CM2 9UA	88	£4,545
£415,000	08/12/2021	S	24	VAN DIEMANS ROAD		CHELMSFORD	CM2 9QQ	93	£4,462
£330,000	08/12/2021	Т	508	LINNET DRIVE		CHELMSFORD	CM2 8AN	75	£4,400
£152,000	08/12/2021	F	112	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	35	£4,343
£407,500	08/12/2021	T	28	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JN	102	£3,995
£572,500	08/12/2021	D	14	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF	144	£3,976
£340,000	08/12/2021	S	24	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ	88	£3,864
£755,000	08/12/2021		12	PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	197	£3,832
£325,000	08/12/2021	T	19	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY	89	£3,652
£525,000	09/12/2021		14	FIFTH AVENUE	JOST III TOOD III III II LIII LIII	CHELMSFORD	CM1 4HD	94	£5,585
£395,000		D	146	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GF	82	£4,817
£680,100	09/12/2021		4	PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	145	£4,690
£1,100,000	09/12/2021		CHIMNEYS	BRAINTREE ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3LH	236	£4,661
£415,000	09/12/2021		ROSE COTTAGE	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RF	98	£4,235
£388,000	09/12/2021	T	316	BADDOW ROAD	WOODINATIEMENS	CHELMSFORD	CM2 9QX	94	£4,128
£515,000	09/12/2021	·	40	BAWDEN WAY		CHELMSFORD	CM2 9GY	131	£3,931
£335,000		S	15	TAYLOR AVENUE		CHELMSFORD	CM1 2BT	87	£3,851
£190,000	09/12/2021		137	SHELLEY ROAD		CHELMSFORD	CM2 6ET	77	£2,468
£430,000		S	29	OSPREY WAY		CHELMSFORD	CM2 8AP	67	£6,418
£546,000	10/12/2021		58	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ	90	£6,067
£630,000	10/12/2021	D	58	VICTORIA ROAD	SOUTH WOODHAM FERRERS	CHELMISFORD	CM2 8QZ CM3 5LR	115	£5,478
£388,000	10/12/2021		8				CM3 5LK CM2 6PU	71	
£585,000	10/12/2021	D		SAMUEL MANOR THE AVENUE	SPRINGFIELD	CHELMSFORD		111	£5,465
		T	16		DANBURY	CHELMSFORD	CM3 4QN	72	£5,270
£379,000	-, , -			WOLSELEY ROAD	COLITIUM CODULANA EERRERG	CHELMSFORD	CM2 ORS		£5,264
£585,000		D	8	HALYARD REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GN	113	£5,177
£798,500	10/12/2021		49	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QL	155	£5,152
£625,000	10/12/2021	D	59	LAWN LANE		CHELMSFORD	CM1 6PS	129	£4,845
£410,000	10/12/2021		31	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	87	£4,713
£240,000		F	225	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	51	£4,706
£337,000	-, , -	T	49	LIME WALK		CHELMSFORD	CM2 9NQ	74	£4,554
		F	30	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	49	£4,531
£222,000 £332,000	10/12/2021		31	SPRINGFIELD PARK AVENUE	VVIXITIEL	CHELMSFORD	CM2 6EL	74	£4,486

£375,000	10/12/2021	S			42	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DL	89	£4,213
£550,000	10/12/2021	D			4	EDWIN HALL VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QL	134	£4,104
£335,000	10/12/2021	T			35	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	82	£4,085
£267,000	10/12/2021	T			32	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	66	£4,045
£515,000	10/12/2021	S			1	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	130	£3,962
£352,000	10/12/2021	S			1	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	103	£3,417
£107,000	10/12/2021	F	205	HAVENCOURT		VICTORIA ROAD		CHELMSFORD	CM1 1EA	44	£2,432
£385,000	13/12/2021	D			4	ORCHARD CLOSE	WRITTLE	CHELMSFORD	CM1 3EG	N/A	#VALUE!
£560,000	13/12/2021	S			14	GORDON ROAD		CHELMSFORD	CM2 9LL	109	£5,138
£656,500	13/12/2021	S	2	WALLACES FARM		WALLACES LANE	BOREHAM	CHELMSFORD	CM3 3AU	129	£5,089
£540,000	13/12/2021	T			5	MARLBOROUGH TERRACE		CHELMSFORD	CM2 0GL	127	£4,252
£268,000	13/12/2021	F	45	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	67	£4,000
£585,000	13/12/2021	F			42	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	155	£3,774
£375,000	13/12/2021	S			3	ROMAN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PE	132	£2,841
£585,000	14/12/2021	D			101	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	69	£8,478
£365,000	14/12/2021	Т			60	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	83	£4,398
£255,000	14/12/2021	F	2	BARBARY LODGE		SEYMOUR STREET		CHELMSFORD	CM2 0NL	58	£4,397
£210,000	14/12/2021	F			401	DURRANT COURT		CHELMSFORD	CM1 1UE	54	£3,889
£363,000	14/12/2021	S			19	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	119	£3,050
£395,000	15/12/2021	Т			37	PRIMROSE HILL		CHELMSFORD	CM1 2RH	73	£5,411
£541,250	15/12/2021	D			12	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	102	£5,306
£480,000	15/12/2021	D			20	WILLOUGHBY DRIVE		CHELMSFORD	CM2 6UT	92	£5,217
£337,000	15/12/2021	S			8	LUCAS AVENUE		CHELMSFORD	CM2 9JJ	69	£4,884
£390,000	15/12/2021	S			20	WOODLAND ROAD		CHELMSFORD	CM1 2AT	84	£4,643
£500,000	15/12/2021	S			35	WALLACE CRESCENT		CHELMSFORD	CM2 9QL	113	£4,425
£185,000	15/12/2021	F			113	KINGS ROAD		CHELMSFORD	CM1 2BD	42	£4,405
£785,000	15/12/2021	D			37	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DE	183	£4,290
£327,000	15/12/2021	Т			283	DORSET AVENUE		CHELMSFORD	CM2 8HB	79	£4,139
£167,000	15/12/2021	F			3	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	42	£3,976
£405,000	15/12/2021	S			17	GLEBE VIEW		CHELMSFORD	CM2 8PZ	102	£3,971
£360,200	15/12/2021	Т			65	BRAMWOODS ROAD		CHELMSFORD	CM2 7LS	94	£3,832
£975,000	16/12/2021	D		NIGHTINGALE COTTAGE		NATHANS LANE	WRITTLE	CHELMSFORD	CM1 3RF	152	£6,414
£1,250,000	16/12/2021	D		WILLOWBANK		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TA	228	£5,482
£255,000	16/12/2021	F	FLAT 9	ST MARKS HOUSE		COTTAGE PLACE		CHELMSFORD	CM1 1NL	47	£5,426
£405,500	16/12/2021	Т			34	SHELDRICK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	76	£5,336
£335,000	16/12/2021	F	FLAT 6	ST MARKS HOUSE		COTTAGE PLACE		CHELMSFORD	CM1 1NL	63	£5,317
£565,500	16/12/2021	S			29	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY	110	£5,141
£335,000	16/12/2021	S			3	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN	68	£4,926
£700,000	16/12/2021	D			10	AYLETTS	BROOMFIELD	CHELMSFORD	CM1 7LE	159	£4,403
£715,000	16/12/2021	D			117	HUMBER ROAD		CHELMSFORD	CM1 7PG	166	£4,307
£521,000	16/12/2021	D			7	LEAPINGWELL CLOSE		CHELMSFORD	CM2 6RZ	122	£4,270
£365,000	16/12/2021	S			25	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	89	£4,101
£400,000	16/12/2021	Т			91	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LJ	99	£4,040
£555,000	16/12/2021	S			15	FIFTH AVENUE		CHELMSFORD	CM1 4HB	140	£3,964
£780,000	16/12/2021	D			556	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	218	£3,578
£340,000		T			41	THE PRIORY	WRITTLE	CHELMSFORD	CM1 3JE	101	£3,366
£282,000	16/12/2021	F	FLAT 4		20	BAKER STREET		CHELMSFORD	CM2 0SF	90	£3,133
£98,000	16/12/2021	F	10	ECCLES COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1JB	51	£1,922
£1,375,000	17/12/2021	D		LYNCHETTS		COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN	212	£6,486

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£427,500	17/12/2021				30	GOLDLAY ROAD		CHELMSFORD	CM2 0EL	69	£6,196
£378,000	17/12/2021	S			12	SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	63	£6,000
£2,100,000	17/12/2021			LANCASTER HOUSE, 234		SPRINGFIELD ROAD		CHELMSFORD	CM2 6BP	353	£5,949
£650,000	17/12/2021	D			1	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	115	£5,652
£350,000	17/12/2021	S		2A		HUNTS CLOSE	WRITTLE	CHELMSFORD	CM1 3HJ	65	£5,385
£210,000	17/12/2021	T			3	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	40	£5,250
£235,000	17/12/2021	F	44	BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	45	£5,222
£187,500	17/12/2021	F			39	TUGBY PLACE		CHELMSFORD	CM1 4XL	37	£5,068
£200,000	17/12/2021	F			63	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£5,000
£390,000	17/12/2021	T			11	UPLANDS DRIVE		CHELMSFORD	CM1 6TR	78	£5,000
£482,000	17/12/2021	D			38	WIDFORD ROAD		CHELMSFORD	CM2 9AR	97	£4,969
£400,000	17/12/2021	D		ORCHARD HOUSE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3JF	83	£4,819
£856,000	17/12/2021	S			35	VICARAGE ROAD		CHELMSFORD	CM2 9BS	179	£4,782
£260,000	17/12/2021	F	45	CANSIDE		MEADOW WALK		CHELMSFORD	CM1 1FU	55	£4,727
£485,000	17/12/2021	D			12	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR	103	£4,709
£364,000	17/12/2021	S			8	HARNESS CLOSE		CHELMSFORD	CM1 6UU	79	£4,608
£185,000	17/12/2021	F			8	CATHEDRAL WALK		CHELMSFORD	CM1 1NX	42	£4,405
£400,000	17/12/2021	S			57	LINNET DRIVE		CHELMSFORD	CM2 8AE	91	£4,396
£465,000	17/12/2021	T			1	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE	106	£4,387
£127,500	17/12/2021	F			9	TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB	30	£4,250
£475,000	17/12/2021	S			78	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EY	115	£4,130
£210,000	17/12/2021	F			44	WHARF ROAD		CHELMSFORD	CM2 6LU	56	£3,750
£300,000	17/12/2021	T			15	STANSTED CLOSE		CHELMSFORD	CM1 2TW	83	£3,614
£390,000	17/12/2021	S			78	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AJ	110	£3,545
£378,000	17/12/2021	F	7	ALEXANDRA COURT		CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	118	£3,203
£127,500	17/12/2021	F	FLAT 4	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ	41	£3,110
£313,500	17/12/2021			DALEMOND LE COCKT	58	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	130	£2,412
£88,000	17/12/2021	F			31	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	52	£1,692
£450,000	20/12/2021				5	EVES CORNER	DANBURY	CHELMSFORD	CM3 4QF	N/A	#VALUE!
£720,000	20/12/2021	D			510	GALLEYWOOD ROAD	5711156111	CHELMSFORD	CM2 8BU	138	£5,217
£1,100,000	20/12/2021	D		FARTHINGS	510	COPT HILL	DANBURY	CHELMSFORD	CM3 4NN	215	£5,116
£370,000	20/12/2021	S		17111111103	76	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	82	£4,512
£670,000	20/12/2021	T			5	JOSEPH CLIBBON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AS	151	£4,437
£620,000	20/12/2021	D			80	FOXGLOVE AVENUE	31 KINGI ILLB	CHELMSFORD	CM1 4FW	143	£4,336
£440,000	20/12/2021	T			2	STABLECROFT		CHELMSFORD	CM1 6YX	103	£4,272
£500,000	20/12/2021	D			8	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	121	£4,132
£360,000	20/12/2021				28	ST NAZAIRE ROAD	JE MINOLIELD	CHELMSFORD	CM1 2EQ	88	£4,091
£250,000	20/12/2021	F			89	RAINSFORD ROAD		CHELMSFORD	CM1 2QJ	62	£4,031
£340,000	20/12/2021	T			69	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	85	£4,000
£660,000	20/12/2021	D			7	TAYLOR WAY	GREAT BADDOW	CHELMSFORD	CM2 8ZG	173	£3,815
£350,000	20/12/2021	T			12	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM2 82G CM3 5PU	99	£3,535
£460,000	20/12/2021	S			6	WHITEHOUSE ROAD		CHELMISFORD	CM3 5PF	134	
	20/12/2021				30		SOUTH WOODHAM FERRERS				£3,433
£175,000		F	FLAT 1	CT MADIC HOUSE	30	SNOWDROP CLOSE		CHELMSFORD	CM1 6XD	63	£2,778
£230,500	21/12/2021	F	FLAT 1	ST MARKS HOUSE	120	COTTAGE PLACE	PDOOMETE! D	CHELMSFORD	CM1 1NL	43	£5,360
£490,000	21/12/2021				130	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AQ	112	£4,375
£430,000	21/12/2021	T			340	BADDOW ROAD	DANIDUDY	CHELMSFORD	CM2 9QZ	100	£4,300
£320,000	21/12/2021				18	PEDLARS PATH	DANBURY	CHELMSFORD	CM3 4HZ	83	£3,855
£545,000	21/12/2021	S			1	PITFIELD		CHELMSFORD	CM2 9QY	190	£2,868
£90,000	21/12/2021	F			30	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY	68	£1,324

2212 222	22/12/2221			21/11/21/21 22/21/2		0110100000		0.1511.405055			
£210,000	22/12/2021	F	1	OXNEY PLACE, 210	- 10	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	33	£6,364
£325,000		S			18	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£5,508
£356,000	22/12/2021	T			123	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,395
£295,000	, , -	T			4	LILAC CLOSE		CHELMSFORD	CM2 9NY	68	£4,338
£243,000	22/12/2021	F			16	TYDEMANS		CHELMSFORD	CM2 9FH	61	£3,984
£330,000		Т			29	FOSTERS CLOSE	WRITTLE	CHELMSFORD	CM1 3NW	88	£3,750
£343,000	22/12/2021	T			2	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	108	£3,176
£661,500		D			5	THE CEDARS		CHELMSFORD	CM2 6BL	210	£3,150
£282,000	23/12/2021	F	2	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	70	£4,029
£215,000	-, , -	F			84	BYRON ROAD		CHELMSFORD	CM2 6HJ	64	£3,359
£840,000	04/01/2022	D			13	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QT	195	£4,308
£416,000	- , - , -	Т			49	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	124	£3,355
£290,000	04/01/2022	Т			54	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EB	92	£3,152
£307,000		Т			34	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	56	£5,482
£166,000	05/01/2022	F			48	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	36	£4,611
£525,000	05/01/2022	D			3	OLDBURY AVENUE		CHELMSFORD	CM2 7EB	117	£4,487
£460,000	05/01/2022	D			11	BORDA CLOSE		CHELMSFORD	CM1 4JY	115	£4,000
£80,000	05/01/2022	F			39	ALBION COURT		CHELMSFORD	CM2 0UT	39	£2,051
£363,000	06/01/2022	S			4	TAVISTOCK ROAD		CHELMSFORD	CM1 6JL	71	£5,113
£685,000	06/01/2022	D		PLANTATION LODGE		THE BRINGEY	GREAT BADDOW	CHELMSFORD	CM2 7QY	152	£4,507
£520,000	06/01/2022	S		KINGSWOOD		WHEELERS HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LZ	132	£3,939
£545,000	06/01/2022	D			4	REGAL CLOSE		CHELMSFORD	CM2 9RJ	141	£3,865
£188,000	06/01/2022	F			4	VIOLET CLOSE		CHELMSFORD	CM1 6XG	49	£3,837
£258,000	06/01/2022	F			3	DUNCAN PLACE		CHELMSFORD	CM2 9BJ	68	£3,794
£475,000	07/01/2022	D		HUNTERS COTTAGE		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DB	N/A	#VALUE!
								CITELIVISI OND		,	#VALUL:
£600,000	07/01/2022	D		THE MANSE		MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RN	90	£6,667
£600,000 £595,000	07/01/2022 07/01/2022	D S			24						
	07/01/2022		23		24	MAIN ROAD		CHELMSFORD	CM3 8RN	90	£6,667
£595,000	07/01/2022	S	23	THE MANSE	24	MAIN ROAD ROSEBERY ROAD		CHELMSFORD CHELMSFORD	CM3 8RN CM2 0TU	90 95	£6,667 £6,263
£595,000 £200,000	07/01/2022 07/01/2022 07/01/2022	S F	23	THE MANSE		MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD	WOODHAM FERRERS	CHELMSFORD CHELMSFORD CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW	90 95 37	£6,667 £6,263 £5,405
£595,000 £200,000 £327,000	07/01/2022 07/01/2022 07/01/2022	S F T	23	THE MANSE  LYTTLETON HOUSE, 64		MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD	WOODHAM FERRERS	CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX	90 95 37 61	£6,667 £6,263 £5,405 £5,361
£595,000 £200,000 £327,000 £646,500	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022	S F T D	23	THE MANSE  LYTTLETON HOUSE, 64	126	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE	WOODHAM FERRERS	CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP	90 95 37 61 124	£6,667 £6,263 £5,405 £5,361 £5,214
£595,000 £200,000 £327,000 £646,500 £582,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022	S F T D		THE MANSE  LYTTLETON HOUSE, 64  2A	126	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE	WOODHAM FERRERS  WRITTLE	CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY	90 95 37 61 124 128	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022	S F T D D		THE MANSE  LYTTLETON HOUSE, 64  2A	126	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD	WOODHAM FERRERS  WRITTLE	CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL	90 95 37 61 124 128 73	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022	S F T D T T F		THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET	WOODHAM FERRERS  WRITTLE	CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS	90 95 37 61 124 128 73 44	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £492,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022	S F T D T T F D		THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40 49	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE	WOODHAM FERRERS  WRITTLE	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 3BJ	90 95 37 61 124 128 73 44	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £492,000 £150,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022	S F T D T F D F		THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40 49 6	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE	WOODHAM FERRERS  WRITTLE	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 3BJ CM1 2TH	90 95 37 61 124 128 73 44 115	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £492,000 £150,000 £255,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022	S F T D T F F F F		THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40 49 6 17	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE	WOODHAM FERRERS  WRITTLE	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 3BJ CM1 2TH CM2 6LR	90 95 37 61 124 128 73 44 115 42	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278 £3,571 £3,312
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £492,000 £150,000 £255,000 £198,500	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022	S F T D T F F F F		THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40 49 6 17 33	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS	WOODHAM FERRERS  WRITTLE	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 3BJ CM1 2TH CM2 6LR CM1 4DD	90 95 37 61 124 128 73 44 115 42 77	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278 £3,571 £3,312 £2,757
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £492,000 £150,000 £255,000 £198,500 £400,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 10/01/2022 10/01/2022	S F T D D F F F F D D		THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40 49 6 17 33	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS KINGSTON AVENUE	WOODHAM FERRERS  WRITTLE	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 3BJ CM1 2TH CM2 6LR CM1 4DD CM2 6DW	90 95 37 61 124 128 73 44 115 42 77 72	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278 £3,571 £3,312 £2,757 £5,634
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £492,000 £150,000 £255,000 £498,500 £400,000 £235,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 10/01/2022 10/01/2022	S F T D D T F F D T T T T T T T T T T T T	12	THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40 49 6 17 33 13 43	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS KINGSTON AVENUE CARRIAGE DRIVE	WOODHAM FERRERS  WRITTLE	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 3BJ CM1 2TH CM2 6LR CM1 4DD CM2 6DW CM1 6UY	90 95 37 61 124 128 73 44 115 42 77 72 71 42	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278 £3,571 £3,312 £2,757 £5,634 £5,595
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £492,000 £150,000 £255,000 £400,000 £235,000 £405,000 £320,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022	S F T D D T F D T F F F F F F F F F F F F	12	THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40 49 6 17 33 13 43	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS KINGSTON AVENUE CARRIAGE DRIVE SHERBORNE ROAD WHARF ROAD	WOODHAM FERRERS  WRITTLE  BOREHAM	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 2TH CM2 6LR CM1 4DD CM2 6DW CM1 6UY CM1 7NT CM2 6LP	90 95 37 61 124 128 73 44 115 42 77 72 71 42 73 63	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278 £3,571 £3,312 £2,757 £5,634 £5,595 £5,548
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £150,000 £255,000 £198,500 £400,000 £235,000 £320,000 £375,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022	S F T D D T F F D T T S	12	THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40 49 6 17 33 13 43 12 236	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS KINGSTON AVENUE CARRIAGE DRIVE SHERBORNE ROAD WHARF ROAD CHURCH HILL	WOODHAM FERRERS  WRITTLE	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 2TH CM2 6LR CM1 4DD CM2 6DW CM1 6UY CM1 7NT CM2 6LP CM3 3LS	90 95 37 61 124 128 73 44 115 42 77 72 71 42 73 63 86	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278 £3,571 £3,312 £2,757 £5,634 £5,595 £5,548 £5,079 £4,360
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £192,500 £195,000 £255,000 £198,500 £400,000 £235,000 £375,000 £375,000 £375,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022	S F T D D T F D T F T F F F F F F F F F F	12	THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40 49 6 17 33 13 43 12 236 49 3	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS KINGSTON AVENUE CARRIAGE DRIVE SHERBORNE ROAD WHARF ROAD CHURCH HILL GOODWIN CLOSE	WOODHAM FERRERS  WRITTLE  BOREHAM	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 2TH CM2 6LR CM1 4DD CM2 6DW CM1 6UY CM1 7NT CM2 6LP CM3 3LS CM2 9GX	90 95 37 61 124 128 73 44 115 42 77 72 71 42 73 63 86 53	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278 £3,571 £3,312 £2,757 £5,634 £5,595 £5,595 £5,548 £5,079 £4,360 £4,151
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £192,500 £198,500 £198,500 £400,000 £235,000 £320,000 £325,000 £320,000 £375,000 £385,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022	S F T D D T F F D T S F F F S F F S F F S	12	THE MANSE  LYTTLETON HOUSE, 64  2A  THE OAKS	126 8 40 49 6 17 33 13 43 12 236 49	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS KINGSTON AVENUE CARRIAGE DRIVE SHERBORNE ROAD WHARF ROAD CHURCH HILL GOODWIN CLOSE TOWN CROFT	WOODHAM FERRERS  WRITTLE  BOREHAM  LITTLE WALTHAM	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 2TH CM2 6LR CM1 4DD CM2 6DW CM1 6UY CM1 7NT CM2 6LP CM3 3LS CM2 9GX CM1 4JX	90 95 37 61 124 128 73 44 115 42 77 72 71 42 73 63 86 53 72	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278 £3,571 £3,312 £2,757 £5,634 £5,595 £5,595 £5,548 £5,079 £4,360 £4,151 £5,347
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £192,500 £198,500 £400,000 £235,000 £405,000 £375,000 £375,000 £375,000 £375,000 £375,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 11/01/2022 11/01/2022	S F T D D T F F D T S F F F S D T S F F D T S F F D T S F F D T S F F F D T S F F D T S F F D T S F F D T S F F D T S F F D T S F F D D T S F F D D T S D T D T S D T D T S D T D T S D T D T	12	THE MANSE  LYTTLETON HOUSE, 64  2A	126 8 40 49 6 17 33 13 43 12 236 49 3 23	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS KINGSTON AVENUE CARRIAGE DRIVE SHERBORNE ROAD WHARF ROAD CHURCH HILL GOODWIN CLOSE TOWN CROFT MAIN ROAD	WOODHAM FERRERS  WRITTLE  BOREHAM	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 3BJ CM1 2TH CM2 6LR CM1 4DD CM2 6DW CM1 6UY CM1 7NT CM2 6LP CM3 3LS CM2 9GX CM1 4JX CM3 8DR	90 95 37 61 124 128 73 44 115 42 77 72 71 42 73 63 86 53 72 108	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278 £3,571 £3,312 £2,757 £5,634 £5,595 £5,548 £5,079 £4,360 £4,151 £5,347 £4,880
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £492,000 £150,000 £255,000 £400,000 £235,000 £405,000 £375,000 £375,000 £375,000 £375,000 £375,000 £375,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 11/01/2022 11/01/2022 11/01/2022 11/01/2022 11/01/2022	S F T D D T F F F D T S F F F S D D T S D T S D T S D T S D T S D T S D T S D D T D T	12	THE MANSE  LYTTLETON HOUSE, 64  2A  THE OAKS	126 8 40 49 6 17 33 13 43 12 236 49 3 23	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS KINGSTON AVENUE CARRIAGE DRIVE SHERBORNE ROAD WHARF ROAD CHURCH HILL GOODWIN CLOSE TOWN CROFT MAIN ROAD TELFORD PLACE	WOODHAM FERRERS  WRITTLE  BOREHAM  LITTLE WALTHAM	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 3BJ CM1 2TH CM2 6LR CM1 4DD CM2 6DW CM1 6UY CM1 7NT CM2 6LP CM3 3LS CM2 9GX CM1 4JX CM3 8DR CM1 7QZ	90 95 37 61 124 128 73 44 115 42 77 72 71 42 73 63 86 53 72 108 209	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,527 £3,571 £3,312 £2,757 £5,634 £5,595 £5,548 £5,079 £4,360 £4,151 £5,347 £4,880 £3,450
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £195,000 £198,500 £400,000 £235,000 £320,000 £375,000 £375,000 £375,000 £375,000 £375,000 £375,000 £375,000 £385,000 £385,000 £385,000 £385,000 £320,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 11/01/2022 11/01/2022 11/01/2022 12/01/2022 12/01/2022	S F T D D T F F F F S F F F D T S F F F D T S F F F D T S F F F D T S F F F D T T S T T T T T T T T T T T T T T T T	12	THE MANSE  LYTTLETON HOUSE, 64  2A  THE OAKS	126 8 40 49 6 17 33 13 43 12 236 49 3 23	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS KINGSTON AVENUE CARRIAGE DRIVE SHERBORNE ROAD WHARF ROAD CHURCH HILL GOODWIN CLOSE TOWN CROFT MAIN ROAD TELFORD PLACE ST FABIANS DRIVE	WOODHAM FERRERS  WRITTLE  BOREHAM  LITTLE WALTHAM  RETTENDON COMMON	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 3BJ CM1 2TH CM2 6LR CM1 4DD CM2 6DW CM1 6UY CM1 7NT CM2 6LP CM3 3LS CM2 9GX CM1 4JX CM3 8DR CM1 7QZ CM1 2PR	90 95 37 61 124 128 73 44 115 42 77 72 71 42 73 63 86 53 72 108 209 120	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,527 £3,571 £3,312 £2,757 £5,634 £5,595 £5,548 £5,079 £4,360 £4,151 £5,347 £4,880 £3,450 £2,667
£595,000 £200,000 £327,000 £646,500 £582,000 £330,000 £192,500 £492,000 £150,000 £255,000 £400,000 £235,000 £405,000 £320,000 £375,000 £320,000 £375,000 £385,000 £220,000	07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 07/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 10/01/2022 11/01/2022 11/01/2022 11/01/2022 12/01/2022 12/01/2022	S F T D D T F F F D T S F F F S D D T S D T S D T S D T S D T S D T S D T S D D T D T	12	THE MANSE  LYTTLETON HOUSE, 64  2A  THE OAKS	126 8 40 49 6 17 33 13 43 12 236 49 3 23 60 48	MAIN ROAD ROSEBERY ROAD BROOMFIELD ROAD ONGAR ROAD SUNRISE AVENUE LYON CLOSE MAIN ROAD RAILWAY STREET LONGACRE EPPING CLOSE SHRUBLANDS CLOSE COURTLANDS KINGSTON AVENUE CARRIAGE DRIVE SHERBORNE ROAD WHARF ROAD CHURCH HILL GOODWIN CLOSE TOWN CROFT MAIN ROAD TELFORD PLACE	WOODHAM FERRERS  WRITTLE  BOREHAM  LITTLE WALTHAM	CHELMSFORD	CM3 8RN CM2 0TU CM1 1SW CM1 3NX CM1 4JP CM2 8NY CM3 3FL CM1 1QS CM1 3BJ CM1 2TH CM2 6LR CM1 4DD CM2 6DW CM1 6UY CM1 7NT CM2 6LP CM3 3LS CM2 9GX CM1 4JX CM3 8DR CM1 7QZ	90 95 37 61 124 128 73 44 115 42 77 72 71 42 73 63 86 53 72 108 209	£6,667 £6,263 £5,405 £5,361 £5,214 £4,547 £4,521 £4,375 £4,278 £3,571 £3,312 £2,757 £5,634 £5,595 £5,548 £5,079 £4,360 £4,151 £5,347 £4,880 £3,450

£510,000		D		19	POLLARDS GREEN		CHELMSFORD	CM2 6UH	102	£5,000
£412,500	13/01/2022	S		338	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	93	£4,435
£625,000		D		54	TORQUAY ROAD		CHELMSFORD	CM1 7NX	141	£4,433
£300,000	13/01/2022	S		70	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ	91	£3,297
£495,000	14/01/2022	S		210	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NS	N/A	#VALUE!
£522,000	14/01/2022	D		6	SACKVILLE CLOSE		CHELMSFORD	CM1 2LU	94	£5,553
£280,000	14/01/2022	T		26	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	51	£5,490
£615,000	14/01/2022	S		25	BROOK END ROAD NORTH	SPRINGFIELD	CHELMSFORD	CM2 6NW	125	£4,920
£290,000	14/01/2022	S		28	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	60	£4,833
£985,000	14/01/2022	D		232	SPRINGFIELD ROAD		CHELMSFORD	CM2 6BP	208	£4,736
£265,000	14/01/2022	T		1	BERRY VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GY	56	£4,732
£382,000	14/01/2022	S		19	TEES ROAD		CHELMSFORD	CM1 7QH	84	£4,548
£345,000	14/01/2022	Т		524	LINNET DRIVE		CHELMSFORD	CM2 8AN	76	£4,539
£554,000	14/01/2022	D	INGLEMIRE		RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	123	£4,504
£148,000	14/01/2022	F		22	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	33	£4,485
£240,000	14/01/2022	F		16	SEARLE CLOSE		CHELMSFORD	CM2 9GB	56	£4,286
£202,000	14/01/2022	F		36	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	48	£4,208
£330,000	14/01/2022	T		156	LINNET DRIVE		CHELMSFORD	CM2 8AQ	79	£4,177
£775,000		D	61A		QUEENS ROAD		CHELMSFORD	CM2 6HB	188	£4,122
£230,000		F		10	COATES QUAY		CHELMSFORD	CM2 6HU	56	£4,107
£350,000		Т		1	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	86	£4,070
£530,000	14/01/2022	T	15A		HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	131	£4,046
£525,000		D	1071	8	REDMAYNE DRIVE	37.112.011	CHELMSFORD	CM2 9AG	139	£3,777
£425,000	14/01/2022	D		43	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP	117	£3,632
£176,000		F		74	FOXGLOVE WAY	DICKIWICKE	CHELMSFORD	CM1 6QR	49	£3,592
£232,000		F		58	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	43	£5,395
£430,000		S		174	BEECHES ROAD		CHELMSFORD	CM1 2SA	91	£4,725
£495,000		D		30	ST JAMES PARK		CHELMSFORD	CM1 2JG	111	£4,459
£205,000		T 2	2 MEADOWSIDE COURT	30	MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3JH	47	£4,362
£280,000	17/01/2022	F 34			THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	67	£4,302 £4,179
£220,000		F 34	ARIVISTROING GIBBS COOKT	110	DURRANT COURT	GREAT BADDOW	CHELMSFORD	CM1 1UE	53	£4,179
£215,000	17/01/2022	F 35	5 THOMPSON COURT	110	BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ	60	£3,583
		T 53	S THOMPSON COURT	16					89	
£300,000	, , , .		EDIADS HOUSE S	16	HOMEFIELD CLOSE		CHELMSFORD	CM1 2HE		£3,371
£250,000		F 15	FRIARS HOUSE, 6		PARKWAY		CHELMSFORD	CM2 0NF	77	£3,247
£307,500	-, - , -	T		110	HENNIKER GATE		CHELMSFORD	CM2 6SB	54	£5,694
£465,000	-1-1-	T		48	GRACE BARTLETT GARDENS	COTAT DADD S	CHELMSFORD	CM2 9FW	110	£4,227
£795,000	18/01/2022			82	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DJ	206	£3,859
£400,000		<u>S</u>		21	MEON CLOSE		CHELMSFORD	CM1 7QG	128	£3,125
£200,000	-,-,-	T		68	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	39	£5,128
£230,000		F 13	3 JOSEPH COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ	52	£4,423
£1,355,000	-, - , -	Т		6	SPRINGFIELD PLACE		CHELMSFORD	CM1 7ZA	N/A	#VALUE!
£360,000	-1-1-	Т		29	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	67	£5,373
£430,000	20/01/2022			98	ST JOHNS ROAD		CHELMSFORD	CM2 0TZ	86	£5,000
£342,000	-,-,-	Т		14	HONEYSUCKLE PATH		CHELMSFORD	CM1 6XT	70	£4,886
£308,000	20/01/2022	S		4	THE GREEN		CHELMSFORD	CM1 2BQ	67	£4,597
£310,000	20/01/2022	Т		8	ROSLINGS CLOSE		CHELMSFORD	CM1 2HA	90	£3,444
£463,000	20/01/2022	D		1	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	138	£3,355
£500,000	21/01/2022	D		53	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	86	£5,814
£485,000	21/01/2022	D		53	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	86	£5,640
			-							

£340,000		\$	26	WALLACE CRESCENT		CHELMSFORD	CM2 9QL	65	£5,231
£425,000	21/01/2022		8	ALBRA MEAD		CHELMSFORD	CM2 6YG	82	£5,183
£408,000	21/01/2022	S	70	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AJ	80	£5,100
£270,000	21/01/2022		29	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	58	£4,655
£362,500	21/01/2022	Т	69	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	81	£4,475
£495,000	21/01/2022		67	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	112	£4,420
£850,000	21/01/2022	D LINNETS		GOAT HALL LANE		CHELMSFORD	CM2 8PG	197	£4,315
£220,000	21/01/2022	F	76	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	53	£4,151
£148,000	21/01/2022	F	8	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	36	£4,111
£341,750	, - , -	Т	95	RECTORY LANE		CHELMSFORD	CM1 1RF	85	£4,021
£320,000	21/01/2022	S	21	MEADGATE AVENUE		CHELMSFORD	CM2 7ND	82	£3,902
£210,000		F	63	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	54	£3,889
£350,000	21/01/2022	Т	73	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	90	£3,889
£310,000	21/01/2022		151	BADDOW ROAD		CHELMSFORD	CM2 7PZ	84	£3,690
£372,000	21/01/2022	Т	14	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN	108	£3,444
£486,000	24/01/2022	S	12	ST PETERS ROAD		CHELMSFORD	CM1 2SR	105	£4,629
£170,000	24/01/2022	F	211	RUTLAND ROAD		CHELMSFORD	CM1 4BW	63	£2,698
£190,000	25/01/2022	S	39	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,872
£380,000	25/01/2022	S	26	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	80	£4,750
£180,000	25/01/2022	F	26	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	42	£4,286
£535,000	26/01/2022	D	26	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	104	£5,144
£425,000	26/01/2022	S	11	PAIGNTON AVENUE		CHELMSFORD	CM1 7NS	97	£4,381
£239,000	26/01/2022	F	4	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	55	£4,345
£575,000	27/01/2022	D	18	NICKLEBY ROAD		CHELMSFORD	CM1 4UL	110	£5,227
£380,000	27/01/2022	S	12	ASHMANS ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GD	79	£4,810
£236,000	27/01/2022	F	14	PEARL SQUARE		CHELMSFORD	CM2 9FP	50	£4,720
£430,000	27/01/2022	S	128	WATERHOUSE LANE		CHELMSFORD	CM1 2QT	95	£4,526
£220,000	27/01/2022	F	419	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£4,000
£285,000	27/01/2022	Т	7	BEEHIVE LANE		CHELMSFORD	CM2 9SU	72	£3,958
£210,000	27/01/2022	F 198B		MOULSHAM STREET		CHELMSFORD	CM2 0LG	59	£3,559
£550,000	28/01/2022	D	672	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	82	£6,707
£220,000	28/01/2022	F 4 OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	36	£6,111
£500,000	28/01/2022	S	48	SECOND AVENUE		CHELMSFORD	CM1 4EU	92	£5,435
£342,500	28/01/2022	S	54	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	64	£5,352
£210,000	28/01/2022	F FLAT 6	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	40	£5,250
£487,000	28/01/2022	S	170	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DG	94	£5,181
£350,000	28/01/2022	S	52	SPRINGFIELD PARK ROAD	-	CHELMSFORD	CM2 6EB	68	£5,147
£900,000	28/01/2022		10	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	179	£5,028
£425,000	28/01/2022	D	20	QUILP DRIVE		CHELMSFORD	CM1 4YA	86	£4,942
£367,500	28/01/2022	T	75	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	76	£4,836
£400,000	28/01/2022	T	39	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	87	£4,598
£217,500	28/01/2022	F	72	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	48	£4,531
£375,000	28/01/2022	S	20	STABLECROFT		CHELMSFORD	CM1 6YX	83	£4,518
£485,000	28/01/2022		106	BEECHES ROAD		CHELMSFORD	CM1 2RX	111	£4,369
£200,000	28/01/2022	F	29	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	46	£4,348
£480,000	28/01/2022		2	BEELEIGH LINK		CHELMSFORD	CM2 6RG	111	£4,324
£420,000	28/01/2022	S	5	WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AS	98	£4,286
£355,000	28/01/2022	T	314	GLOUCESTER AVENUE	23112111111	CHELMSFORD	CM2 9LJ	85	£4,176
£325,000	28/01/2022	T	30	MARCONI ROAD		CHELMSFORD	CM1 1QB	78	£4,167
1323,000	20,01,2022	•	30	INCOM NOND		CHELIVIOI OND	CITIT TOD	70	L-7,107

£775,000	28/01/2022	D	DOWNFIELDS	WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	187	£4,144
£380,000	28/01/2022	T	DOWNFIELDS 41	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM3 4AB	92	£4,144 £4,130
£315,000		T	131	ROBIN WAY	GILLAT BADDOW	CHELMSFORD	CM2 8AU	77	£4,130 £4,091
£342,500	28/01/2022	Ť	312	DORSET AVENUE		CHELMSFORD	CM2 8HD	84	£4,077
£445,000	28/01/2022		24	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	116	£3,836
£365,000	28/01/2022	T	13	VIOLET CLOSE	300111 WOODHAWTERRERS	CHELMSFORD	CM1 6XG	100	£3,650
£328,000	28/01/2022		78	DOWNSWAY		CHELMSFORD	CM1 6TU	112	£2,929
£118,000	28/01/2022	F	188	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	70	£1,686
£475,000	31/01/2022	D	13	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY	75	£6,333
£480,000	31/01/2022	S	18	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	85	£5,647
£350,000	31/01/2022		7	BANKART LANE	GREAT BABBOW	CHELMSFORD	CM2 6TZ	63	£5,556
£380,000	31/01/2022	S	9	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	71	£5,352
£265,000		T	10	HELENA COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LZ	55	£4,818
£290,500	31/01/2022	T	114	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NT	62	£4,685
£340,000	31/01/2022	T	10	GROVE ROAD	LITTLE WALITIAN	CHELMSFORD	CM2 0EY	74	£4,595
£420,000	31/01/2022	D	28	BURNELL GATE		CHELMSFORD	CM1 6ED	92	£4,565
£465,000		S	12	BARROW CHASE	SPRINGFIELD	CHELMSFORD	CM2 6GD	104	£4,471
£352,000	31/01/2022	S	2	BLACKWATER CLOSE	31 KINGTILLD	CHELMSFORD	CM1 7QJ	83	£4,241
£292,500	31/01/2022	F	17	BOND STREET		CHELMSFORD	CM1 1GD	69	£4,239
£500,000	31/01/2022	Ť	22	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	127	£3,937
£245,000	31/01/2022	F	134	FOREST DRIVE	31 KINGTIEED	CHELMSFORD	CM1 2TT	66	£3,712
£395,000	01/02/2022	F	FLAT 9 QUINLAN COURT, 78	MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	72	£5,486
£335,000	01/02/2022	T	55	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	65	£5,154
£365,000	01/02/2022	T	109	ST ANTHONYS DRIVE	CHELIVIER VILLAGE	CHELMSFORD	CM2 9EJ	85	£4,294
£101,000	01/02/2022	F	FLAT 10 DENMARK HOUSE	BADDOW ROAD		CHELMSFORD	CM2 9QW	28	£3,607
£408,000	02/02/2022	S	62	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	73	£5,589
£406,000		S	67	HEATH DRIVE	WHITTEE	CHELMSFORD	CM2 9HF	78	£5,205
£695,000	02/02/2022	D	EASTERN	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	138	£5,036
£330,000	02/02/2022	T		HERRINGHAM GREEN	HOWE GREEN	CHELMSFORD	CM2 6QQ	69	£4,783
£725,000	02/02/2022	D	OAK HOUSE	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DP	174	£4,167
£443,000	02/02/2022	D	4	MEADOW VIEW	BICKNACRE	CHELMSFORD	CM3 4HR	117	£3,786
£167,500	02/02/2022	F	128	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT	52	£3,221
£450,000	02/02/2022	T	185	PARKINSON DRIVE	occini i i coccini i i i i i i i i i i i i i i i i i	CHELMSFORD	CM1 3GW	165	£2,727
£155,000	03/02/2022	F	87	THORNBOROUGH AVENU	E SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	27	£5,741
£280,000	03/02/2022	F	FLAT 2 1	TINDAL STREET		CHELMSFORD	CM1 1ER	54	£5,185
£350,000	03/02/2022	D	LITTLE BIRCHWOOD	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LW	72	£4,861
£425,000	03/02/2022	S	7	BORDA CLOSE		CHELMSFORD	CM1 4JY	89	£4,775
£510,000	04/02/2022	S	68	BEECHES ROAD		CHELMSFORD	CM1 2RX	75	£6,800
£770,000	04/02/2022		56	VICARAGE ROAD		CHELMSFORD	CM2 9PQ	123	£6,260
£420,000	04/02/2022	S	70	TOTNES WALK		CHELMSFORD	CM1 6LU	77	£5,455
£507,000		T	8	MANOR ROAD		CHELMSFORD	CM2 0ER	94	£5,394
£390,000	04/02/2022	S	118	HEATH DRIVE		CHELMSFORD	CM2 9HQ	78	£5,000
£555,000	04/02/2022		24	BARNABY RUDGE		CHELMSFORD	CM1 4YG	113	£4,912
£165,000	04/02/2022	F	11	BOUNDERBY GROVE		CHELMSFORD	CM1 4XN	35	£4,714
£1,260,000	04/02/2022		HAWTHORN HOUSE	WRITTLE PARK	EDNEY COMMON	CHELMSFORD	CM1 3QF	276	£4,565
£640,000	04/02/2022	D	FENLEY HOUSE	THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	149	£4,295
£317,500		T	11	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU	74	£4,291
£385,000	04/02/2022	T	140	WAVENEY DRIVE		CHELMSFORD	CM1 7QB	90	£4,278
£450,000	04/02/2022	D	19	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	106	£4,245
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£107,000		F	39	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,115
£357,000	04/02/2022	Т	5	DARRELL CLOSE		CHELMSFORD	CM1 4EL	92	£3,880
£395,000	04/02/2022	Т	2	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	103	£3,835
£185,000	04/02/2022	F	98	VICTORIA COURT		CHELMSFORD	CM1 1GP	54	£3,426
£550,000	07/02/2022	D PRIMROSE	COTTAGE	BROADS GREEN	GREAT WALTHAM	CHELMSFORD	CM3 1DT	72	£7,639
£380,000	07/02/2022	S	33	HEARSALL AVENUE		CHELMSFORD	CM1 7DD	56	£6,786
£447,000	07/02/2022	S	14	SOUTHER CROSS	GOOD EASTER	CHELMSFORD	CM1 4RX	86	£5,198
£366,500	07/02/2022	Т	23	ROCHFORD ROAD		CHELMSFORD	CM2 0EG	75	£4,887
£385,000	07/02/2022	S	53	ROBIN WAY		CHELMSFORD	CM2 8AT	89	£4,326
£850,000	08/02/2022	D COLESGRO	OVE	DAMASES LANE	BOREHAM	CHELMSFORD	CM3 3AL	116	£7,328
£725,000	08/02/2022	S	35	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	129	£5,620
£325,300	08/02/2022	Т	4	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD	71	£4,582
£350,000	08/02/2022	S	54	DOWNSWAY		CHELMSFORD	CM1 6TU	80	£4,375
£300,000	08/02/2022	S	5	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	70	£4,286
£255,000	08/02/2022	F	60	COVAL LANE		CHELMSFORD	CM1 1TG	60	£4,250
£525,000	08/02/2022	D	13	HOPWOOD VIEW		CHELMSFORD	CM2 9FL	128	£4,102
£330,000	08/02/2022	Т	33	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	116	£2,845
£375,000	09/02/2022	T	4	WELLS STREET		CHELMSFORD	CM1 1HZ	N/A	#VALUE!
£400,000	09/02/2022	S	24	MENDIP ROAD		CHELMSFORD	CM1 2HW	62	£6,452
£550,000	09/02/2022	D	2	BURNELL GATE		CHELMSFORD	CM1 6ED	98	£5,612
£215,000	09/02/2022	F 22A		GROVE ROAD		CHELMSFORD	CM2 0EZ	40	£5,375
£336,000	09/02/2022	Т	117	WEST AVENUE		CHELMSFORD	CM1 2DD	66	£5,091
£340,000	09/02/2022	Т	37	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	80	£4,250
£197,000	09/02/2022	F	33	HOBART CLOSE		CHELMSFORD	CM1 2ES	56	£3,518
£390,000	10/02/2022	Т	22	ALLEN WAY	SPRINGFIELD	CHELMSFORD	CM2 6GF	61	£6,393
£775,000	10/02/2022	D WELL HOL	JSE	YORK ROAD		CHELMSFORD	CM2 0AH	123	£6,301
£166,000	10/02/2022	F	18	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	32	£5,188
£218,000	10/02/2022	F	22	HARBERD TYE		CHELMSFORD	CM2 9GJ	43	£5,070
£320,000	10/02/2022	Т	25	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	68	£4,706
£171,000	10/02/2022	F	108	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	37	£4,622
£560,000	10/02/2022	S	26	HILL ROAD		CHELMSFORD	CM2 6HW	134	£4,179
£590,000	10/02/2022	D	2	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	169	£3,491
£300,000	11/02/2022	S	13	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	51	£5,882
£375,000	11/02/2022	S	21	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	68	£5,515
£451,050	11/02/2022	S	17	BELLS CHASE	GREAT BADDOW	CHELMSFORD	CM2 8DS	83	£5,434
£750,000	11/02/2022	D THE GROV	E	NEW COURT ROAD		CHELMSFORD	CM2 6BZ	143	£5,245
£628,000	11/02/2022	D	17	DAEN INGAS	DANBURY	CHELMSFORD	CM3 4DB	122	£5,148
£435,250	11/02/2022	S	179	BEEHIVE LANE		CHELMSFORD	CM2 9SG	85	£5,121
£198,000	11/02/2022	T	33	COLYERS REACH		CHELMSFORD	CM2 6RW	39	£5,077
£390,000	11/02/2022	S	4	UPLANDS DRIVE		CHELMSFORD	CM1 6TW	77	£5,065
£505,000	11/02/2022	D	200	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WU	101	£5,000
£570,000	11/02/2022	S	25	TELFORD PLACE		CHELMSFORD	CM1 7QZ	116	£4,914
£545,000	11/02/2022	Т	6	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	117	£4,658
£245,000	11/02/2022	F	224	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,537
£618,000	11/02/2022	D	51	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EG	143	£4,322
£330,000	11/02/2022	S	119	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EW	77	£4,286
£325,000	11/02/2022	Т	11	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	77	£4,221
£380,000	11/02/2022	Т	91	DAFFODIL WAY		CHELMSFORD	CM1 6XE	91	£4,176
£290,000	11/02/2022	Т	277	BADDOW ROAD		CHELMSFORD	CM2 7QA	73	£3,973

£315,000	11/02/2022	T	30	STANSTED CLOSE		CHELMSFORD	CM1 2TW	82	£3,841
£175,000	11/02/2022	F	39	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	46	£3,804
£241,000	11/02/2022	F	22	SAVERNAKE ROAD		CHELMSFORD	CM1 2TL	66	£3,652
£171,000	11/02/2022	F	13	PAYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU	47	£3,638
£245,000	12/02/2022	F	11	LYNMOUTH GARDENS		CHELMSFORD	CM2 0UH	73	£3,356
£372,500	14/02/2022	S	44	BROOK END ROAD		CHELMSFORD	CM2 6NZ	55	£6,773
£815,000	14/02/2022	D	5	PYNCHON MEWS		CHELMSFORD	CM1 7SW	136	£5,993
£950,000	14/02/2022	D	8	HIGH PASTURES	LITTLE BADDOW	CHELMSFORD	CM3 4TS	164	£5,793
£550,000	14/02/2022	Т	1	BROAD MEAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8GX	115	£4,783
£1,050,000	14/02/2022	D	7A	THE RYEFIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TR	234	£4,487
£427,000	14/02/2022	S	110	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DH	97	£4,402
£750,000	14/02/2022	D	139	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	175	£4,286
£380,000	14/02/2022	Т	45	LILY CLOSE		CHELMSFORD	CM1 6YN	99	£3,838
£497,000	14/02/2022	D	98	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	133	£3,737
£311,000	14/02/2022	S	33	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	84	£3,702
£230,000	14/02/2022	F	1	DUNCAN PLACE		CHELMSFORD	CM2 9BJ	65	£3,538
£160,000	14/02/2022	F	1	GLADSTONE COURT		CHELMSFORD	CM2 0HF	64	£2,500
£425,000	14/02/2022	D	SYCAMORE HOUSE	THE STREET	WOODHAM FERRERS	CHELMSFORD	CM3 8RG	232	£1,832
£432,000	15/02/2022	Т	13	CHINERY CLOSE		CHELMSFORD	CM1 7QY	87	£4,966
£350,000	15/02/2022	T	3	VIOLET CLOSE		CHELMSFORD	CM1 6XG	77	£4,545
£415,000	15/02/2022	Т	12	THE RIDINGS		CHELMSFORD	CM2 9RR	92	£4,511
£568,000	15/02/2022	D	10	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JL	145	£3,917
£365,000	15/02/2022	S	45	CUMBERLAND CRESCENT		CHELMSFORD	CM1 4AL	101	£3,614
£240,000	16/02/2022	F	15	AMCOTES PLACE		CHELMSFORD	CM2 9HZ	41	£5,854
£510,000	16/02/2022	Т	10	KERBY RISE		CHELMSFORD	CM2 6UY	101	£5,050
£535,000	16/02/2022	S	55	PARK AVENUE		CHELMSFORD	CM1 2AB	112	£4,777
£280,000	16/02/2022	F 38	BAILEY COURT	NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	63	£4,444
£900,000	16/02/2022	D	90	PATCHING HALL LANE		CHELMSFORD	CM1 4DB	210	£4,286
£1,020,000	16/02/2022	D	78A	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	255	£4,000
£192,000	16/02/2022	F FLAT 18	WOODROSE LODGE	LUPIN DRIVE		CHELMSFORD	CM1 6FS	48	£4,000
£521,500	16/02/2022	D	8	CANONS CLOSE	BICKNACRE	CHELMSFORD	CM3 4HS	131	£3,981
£307,000	16/02/2022	Т	534	LINNET DRIVE		CHELMSFORD	CM2 8AN	83	£3,699
£380,000	16/02/2022	S	34	EVES CRESCENT		CHELMSFORD	CM1 4HS	110	£3,455
£285,000	17/02/2022	Т	15	TRENCHARD CRESCENT		CHELMSFORD	CM1 6FA	51	£5,588
£356,000	17/02/2022	Т	123	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,395
£400,000	17/02/2022	Т	8	HENRY ROAD		CHELMSFORD	CM1 1RG	92	£4,348
£324,000	18/02/2022	Т	9	LONGMEADS CLOSE	WRITTLE	CHELMSFORD	CM1 3NE	42	£7,714
£238,500	18/02/2022	Т	36	BONINGTON CHASE		CHELMSFORD	CM1 6GB	32	£7,453
£305,000	18/02/2022	D	7	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WZ	41	£7,439
£935,000	18/02/2022	D	THE BERRIES, 1	RUNSELL LANE	LITTLE BADDOW	CHELMSFORD	CM3 4NY	145	£6,448
£326,000	18/02/2022	S	82	PYMS ROAD		CHELMSFORD	CM2 8PX	66	£4,939
£377,500	18/02/2022	S	50	ALDER DRIVE		CHELMSFORD	CM2 9EZ	82	£4,604
£600,000	18/02/2022	S	50	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TR	136	£4,412
£520,000	18/02/2022		35	SEABROOK GARDENS	BOREHAM	CHELMSFORD	CM3 3BX	123	£4,228
£333,000	18/02/2022		24	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	79	£4,215
£350,500	18/02/2022		97	LANGTON AVENUE		CHELMSFORD	CM1 2BW	85	£4,124
£875,000	18/02/2022		23	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	214	£4,089
£337,500	18/02/2022	T	31	BAKER STREET		CHELMSFORD	CM2 0SA	83	£4,066
£180,000	18/02/2022	F	38	CROCUS WAY		CHELMSFORD	CM1 6XN	48	£3,750

£900,000	18/02/2022	D	OAKLANDS, 112A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN	244	£3,689
£212,000	18/02/2022	F	17A		LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	58	£3,655
£387,500	18/02/2022	Т		54	RUSHLEYDALE		CHELMSFORD	CM1 6JX	109	£3,555
£790,000	21/02/2022	D	BRAESIDE		PRIVATE ROAD		CHELMSFORD	CM2 8TH	148	£5,338
£403,000	21/02/2022	S		101	LADY LANE		CHELMSFORD	CM2 0TJ	79	£5,101
£330,000	22/02/2022	S		7	HILLSIDE MEWS		CHELMSFORD	CM2 9DH	70	£4,714
£370,000	22/02/2022	D		51	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN	79	£4,684
£500,000	22/02/2022	S		1	WILLOW CLOSE	BROOMFIELD	CHELMSFORD	CM1 7AY	117	£4,274
£495,000	23/02/2022	D		33	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	78	£6,346
£450,000	23/02/2022			25	HULTON CLOSE	BOREHAM	CHELMSFORD	CM3 3BU	86	£5,233
£250,000	23/02/2022	F		211	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,630
£208,000	23/02/2022	F FLAT 1		42	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ	54	£3,852
£372,500	23/02/2022	S		7	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	98	£3,801
£198,000	23/02/2022	F		24	ROOKES CRESCENT		CHELMSFORD	CM1 3GF	56	£3,536
£585,000	24/02/2022	D		40	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH	115	£5,087
£375,000	24/02/2022	S		45	CHURCH HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LS	90	£4,167
£425,000	24/02/2022	Т		29	UPLANDS DRIVE		CHELMSFORD	CM1 6TR	114	£3,728
£620,000	25/02/2022	S		24	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	N/A	#VALUE!
£360,000	25/02/2022	S		7	BANKART LANE		CHELMSFORD	CM2 6TZ	63	£5,714
£1,700,000	25/02/2022	D		26	LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT	343	£4,956
£375,000	25/02/2022	S		7	SHIRE CLOSE		CHELMSFORD	CM1 6FW	76	£4,934
£670,000	25/02/2022	D		19	ROMANS WAY	WRITTLE	CHELMSFORD	CM1 3EZ	136	£4,926
£399,000	25/02/2022	D		47	LABURNUM DRIVE		CHELMSFORD	CM2 9NR	81	£4,926
£370,000	25/02/2022	S		152	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	77	£4,805
£335,000	25/02/2022	T		12	LUCAS AVENUE		CHELMSFORD	CM2 9JJ	71	£4,718
£115,000	25/02/2022	F		136	HENNIKER GATE		CHELMSFORD	CM2 6SB	25	£4,600
£372,500	25/02/2022	D		31	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	82	£4,543
£1,285,000	25/02/2022	D	ROPERS HALL, 9		LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HY	284	£4,525
£325,000	25/02/2022	T		23	CROMPTON STREET		CHELMSFORD	CM1 3BW	72	£4,514
£380,000	25/02/2022	Т		5	FIRECREST ROAD		CHELMSFORD	CM2 9SN	86	£4,419
£660,000	25/02/2022	S		114	WRITTLE ROAD		CHELMSFORD	CM1 3BT	154	£4,286
£276,000	25/02/2022	Т		44	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	65	£4,246
£605,000	25/02/2022	D		86	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	143	£4,231
£745,000	25/02/2022	D		132	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW	177	£4,209
£388,000	25/02/2022	T		81	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	93	£4,172
£150,000	25/02/2022	F		152	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE	37	£4,054
£185,000	25/02/2022	F		104	BRADFORD STREET		CHELMSFORD	CM2 0XU	46	£4,022
£651,000	25/02/2022	D		140	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LL	180	£3,617
£960,000	25/02/2022	D		10	ROXWELL ROAD		CHELMSFORD	CM1 2PP	270	£3,556
£441,000	28/02/2022	S		24	ALDER DRIVE		CHELMSFORD	CM2 9EY	84	£5,250
£375,000	28/02/2022	T		23	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	74	£5,068
£675,000	28/02/2022	D		34	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	141	£4,787
£620,000	28/02/2022	D		23	BEECHES CRESCENT		CHELMSFORD	CM1 2FU	133	£4,662
£380,000	28/02/2022			16	CANUDEN ROAD		CHELMSFORD	CM1 2SX	82	£4,634
£355,000		S		12	ESSEX AVENUE		CHELMSFORD	CM1 4AQ	87	£4,080
£385,000	28/02/2022	Т		7	OSEA WAY		CHELMSFORD	CM1 6JS	96	£4,010
£569,000	28/02/2022	S		34	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP	164	£3,470
£210,000	01/03/2022			3	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	31	£6,774
£375,000	01/03/2022	S		5	SHERBORNE ROAD		CHELMSFORD	CM1 7NT	57	£6,579

£480,000	01/03/2022				20	GROVE ROAD		CHELMSFORD	CM2 0EY	100	£4,800
£210,000	01/03/2022	S			22	COVAL LANE		CHELMSFORD	CM1 1TD	56	£3,750
£525,000		D			71	WIDFORD ROAD		CHELMSFORD	CM2 8SY	85	£6,176
£327,000	02/03/2022	Т			67	CROMPTON STREET		CHELMSFORD	CM1 3BW	69	£4,739
£620,000	02/03/2022	S			16	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	132	£4,697
£278,000	02/03/2022	F			21	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR	69	£4,029
£152,500	02/03/2022	F			80	MEADGATE AVENUE		CHELMSFORD	CM2 7LH	42	£3,631
£330,000	03/03/2022	Т			97	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	61	£5,410
£280,000	03/03/2022	F	39	BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	60	£4,667
£385,000	03/03/2022	D			6	MEADOW MEWS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RY	86	£4,477
£179,000	03/03/2022	F			7	LARKSPUR COURT		CHELMSFORD	CM1 6QX	50	£3,580
£207,500	03/03/2022	F			13	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	59	£3,517
£150,000	03/03/2022	F			45	RAINSFORD ROAD		CHELMSFORD	CM1 2QJ	45	£3,333
£180,000	04/03/2022	F	FLAT 9	BELVEDERE COURT		UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BT	N/A	#VALUE!
£491,000	04/03/2022	D		BEAMOND		NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	N/A	#VALUE!
£235,000	04/03/2022	Т			13	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	40	£5,875
£485,500	04/03/2022	S			16	PRIORY CLOSE		CHELMSFORD	CM1 2SY	87	£5,580
£330,000	04/03/2022	S			51	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	61	£5,410
£1,800,000	04/03/2022	D			266	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AS	356	£5,056
£1,350,000	04/03/2022	D			19	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	269	£5,019
£405,000	04/03/2022	S			50	AVENUE ROAD		CHELMSFORD	CM2 9TY	82	£4,939
£482,500	04/03/2022	Т			10	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL	99	£4,874
£325,000	04/03/2022	Т			87	WEST AVENUE		CHELMSFORD	CM1 2DD	67	£4,851
£400,000	04/03/2022	D			4	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX	84	£4,762
£420,000	04/03/2022	Т			3	GROVE ROAD		CHELMSFORD	CM2 0EY	93	£4,516
£425,000	04/03/2022	S			240	RAINSFORD ROAD		CHELMSFORD	CM1 2PN	100	£4,250
£685,000		D		LITTLE MAPLES		THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AQ	168	£4,077
£174,000	04/03/2022	F			14	MAYDENE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ND	43	£4,047
£197,000	04/03/2022	F			13	CANVEY WALK		CHELMSFORD	CM1 6LB	55	£3,582
£175,000	04/03/2022	F			58	FOXGLOVE WAY		CHELMSFORD	CM1 6QR	49	£3,571
£285,000	07/03/2022	F			34	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	55	£5,182
£530,000	07/03/2022	S			64	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	103	£5,146
£382,000		S			138	BEARDSLEY DRIVE	WWW.FEE	CHELMSFORD	CM1 6ZG	82	£4,659
£255,000	07/03/2022	F			151	WHARF ROAD		CHELMSFORD	CM2 6FS	57	£4,474
£380,000		S			6	SEYMOUR STREET		CHELMSFORD	CM2 ORX	61	£6,230
£515,000	08/03/2022	D			34	ROUGHTONS		CHELMSFORD	CM2 8PF	99	£5,202
£390,000		D			34	NIBLICK GREEN		CHELMSFORD	CM3 3FS	75	£5,200
£425,000	08/03/2022	S			29	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UA	114	£3,728
£180,000	08/03/2022	5 F	FLAT F	VAN DIEMANS COURT	29	VAN DIEMANS LANE	300111 WOODHAW FERRES	CHELMSFORD	CM2 9QJ	49	£3,673
£390,000	09/03/2022	D	FLATE	VAIN DIEIVIAINS COURT	24	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	67	£5,821
£375,000	09/03/2022	T			224	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	74	£5,068
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£560,000	09/03/2022	D	FLATO	VINCENT LODGE	4	OLDBURY AVENUE	COUTH MOODHAAA FEDDESS	CHELMSFORD	CM2 7EB	118 40	£4,746
£158,000	09/03/2022	F	FLAT 9	VINCENT LODGE	40	BENBOW DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WF		£3,950
£605,000	10/03/2022	D			10	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX	113	£5,354
£325,000	-, , -	Т			32	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL	70	£4,643
£410,000	10/03/2022	S			66	PINES ROAD		CHELMSFORD	CM1 2DL	101	£4,059
£380,000		S		V=14.4.55 0.50	143	AVON ROAD		CHELMSFORD	CM1 2LA	95	£4,000
£470,000	11/03/2022	S		YEW HEDGES		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TB	N/A	#VALUE!
£222,000	11/03/2022	5			40	VERMEER RIDE		CHELMSFORD	CM1 6GA	35	£6,343

£277,500	11/03/2022	T	7	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	44	£6,307
£400,000	11/03/2022	S	18	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	70	£5,714
£395,250	11/03/2022	T	96	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU	72	£5,490
£410,000	11/03/2022	S	16	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£5,467
£690,000	11/03/2022	S	70	HIGHFIELD ROAD		CHELMSFORD	CM1 2NQ	132	£5,227
£550,000	11/03/2022	D	5	REGAL CLOSE		CHELMSFORD	CM2 9RJ	106	£5,189
£750,000	11/03/2022	D	33A	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY	148	£5,068
£510,000	11/03/2022	D	3	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS	102	£5,000
£192,500	11/03/2022	F	11	GLEBE ROAD		CHELMSFORD	CM1 1QG	39	£4,936
£183,000	11/03/2022	F	98	BYRON ROAD		CHELMSFORD	CM2 6HJ	38	£4,816
£363,000	11/03/2022	S	8	HAWTHORN WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TX	84	£4,321
£330,000	11/03/2022	T	27	HILLARY CLOSE		CHELMSFORD	CM1 7RR	77	£4,286
£400,000	11/03/2022	S	13	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	96	£4,167
£760,000	11/03/2022	D	1	MARSH FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WP	195	£3,897
£515,000	11/03/2022	S	20	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ	142	£3,627
£180,000	11/03/2022	F	48	CROCUS WAY		CHELMSFORD	CM1 6XN	50	£3,600
£190,000	14/03/2022	F FLAT 26	ROBERTS COURT	BADDOW ROAD		CHELMSFORD	CM2 9RQ	40	£4,750
£262,000	14/03/2022	F	193	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	60	£4,367
£377,500	14/03/2022	T	265	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AT	88	£4,290
£217,500	14/03/2022	F	406	DURRANT COURT		CHELMSFORD	CM1 1UE	51	£4,265
£375,000	14/03/2022	T	1	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN	104	£3,606
£192,000	14/03/2022	F	30	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	61	£3,148
£406,500	15/03/2022	S	13	LILY CLOSE		CHELMSFORD	CM1 6YN	85	£4,782
£345,000	15/03/2022	S	16	CHAUCER ROAD		CHELMSFORD	CM2 6HL	87	£3,966
£378,650	16/03/2022	S	5	TYLERS CLOSE		CHELMSFORD	CM2 9DY	67	£5,651
£415,000	16/03/2022	D	35	ROXWELL AVENUE		CHELMSFORD	CM1 2NX	77	£5,390
£360,000	16/03/2022	S	6	SKERRY RISE		CHELMSFORD	CM1 4EG	76	£4,737
£385,000	16/03/2022	Т	18	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	87	£4,425
£450,000	16/03/2022	D	4	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	107	£4,206
£220,000	16/03/2022	F	32	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	61	£3,607
£740,000	16/03/2022	D	38	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	213	£3,474
£450,000	17/03/2022	Т	109	MILDMAY ROAD		CHELMSFORD	CM2 0DS	83	£5,422
£355,000	17/03/2022	D	9	WHITMORE CRESCENT		CHELMSFORD	CM2 6YN	69	£5,145
£730,000	17/03/2022	D	88	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	142	£5,141
£665,000	17/03/2022	D	7	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	137	£4,854
£485,000	17/03/2022	S	57	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ	137	£3,540
£591,100	18/03/2022	D	30	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	85	£6,954
£392,500	18/03/2022	S	17	SHERBORNE ROAD		CHELMSFORD	CM1 7NU	58	£6,767
£425,000	18/03/2022	T	21	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£5,449
£435,000	18/03/2022	S	5	SKERRY RISE		CHELMSFORD	CM1 4EG	80	£5,438
£450,000	18/03/2022	T	50	BISHOP ROAD		CHELMSFORD	CM1 1PX	86	£5,233
£370,000	18/03/2022	Т	38	LITTELL TWEED		CHELMSFORD	CM2 6SH	72	£5,139
£525,000	18/03/2022	D	44	PETERSFIELD		CHELMSFORD	CM1 4EP	107	£4,907
£117,000	18/03/2022	F 28	WINGROVE COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 4ES	24	£4,875
£375,000	18/03/2022	S	3	BEECHES ROAD		CHELMSFORD	CM1 2RS	77	£4,870
£351,500	18/03/2022	Т	68	ARBOUR LANE		CHELMSFORD	CM1 7RL	73	£4,815
£520,000	18/03/2022	D	6	GERNON CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HW	114	£4,561
£410,000	18/03/2022	Т	2	LITTELL TWEED		CHELMSFORD	CM2 6SH	91	£4,505
£175,000	18/03/2022	F	55	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	40	£4,375

£595,000	18/03/2022	D			5	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	137	£4,343
£210,000	18/03/2022	F			44	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	50	£4,200
£287,500	18/03/2022	F	18	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	69	£4,167
£315,000	18/03/2022	T			9	SPRING POND CLOSE		CHELMSFORD	CM2 7LX	78	£4,038
£345,000		T			13	WEAR DRIVE		CHELMSFORD	CM1 7PT	87	£3,966
£425,050	18/03/2022	S			48	ORFORD CRESCENT		CHELMSFORD	CM1 7PA	109	£3,900
£177,500	18/03/2022	F			98	GODFREYS MEWS		CHELMSFORD	CM2 0XE	90	£1,972
£327,000	21/03/2022	S			61	NALLA GARDENS		CHELMSFORD	CM1 4AU	57	£5,737
£365,000	21/03/2022	D			31	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	73	£5,000
£372,500	21/03/2022	S			80	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	75	£4,967
£245,000	21/03/2022	F			4	SEABROOK ROAD	GREAT BADDOW	CHELMSFORD	CM2 7JF	64	£3,828
£310,000	21/03/2022	T			14	BARNARD ROAD		CHELMSFORD	CM2 8RS	85	£3,647
£181,000	21/03/2022	F			8	VIOLET CLOSE		CHELMSFORD	CM1 6XG	50	£3,620
£73,750	21/03/2022	F			18	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,024
£565,000	22/03/2022	D			4	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	77	£7,338
£575,000	22/03/2022	S			36	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,915
£300,000	22/03/2022	S			195	AVON ROAD		CHELMSFORD	CM1 2LA	88	£3,409
£480,000	23/03/2022	S			34	STEWART ROAD		CHELMSFORD	CM2 9BB	78	£6,154
£455,000	23/03/2022	F	4	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	78	£5,833
£575,000	23/03/2022	D			22	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	108	£5,324
£335,000		Т			130	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	65	£5,154
£188,000	24/03/2022	F			31	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	N/A	#VALUE!
£565,000	24/03/2022	D		WOODMANS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TW	N/A	#VALUE!
£371,875	24/03/2022	S	1	SPRING COTTAGES		CHAPEL LANE	LITTLE BADDOW	CHELMSFORD	CM3 4BB	66	£5,634
£395,000	24/03/2022	Т			34	NEW ENGLAND CLOSE	BICKNACRE	CHELMSFORD	CM3 4XA	81	£4,877
£425,000	24/03/2022	S			14	WILLOW CLOSE	BROOMFIELD	CHELMSFORD	CM1 7AY	98	£4,337
£405,000	24/03/2022	S			56	GOSHAWK DRIVE		CHELMSFORD	CM2 8XP	100	£4,050
£230,000	24/03/2022	F	FLAT 31	BURWOOD COURT		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	60	£3,833
£205,000	24/03/2022	F			183	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,661
£455,000	24/03/2022	S			147	HILL VIEW ROAD		CHELMSFORD	CM1 7RZ	129	£3,527
£195,000	24/03/2022	F			40	BODMIN ROAD		CHELMSFORD	CM1 6LJ	70	£2,786
£580,000	25/03/2022	F	2	MAYNETREES		WATERLOO LANE		CHELMSFORD	CM1 1BD	N/A	#VALUE!
£730,000	25/03/2022	D		LUCKS COTTAGE		MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	N/A	#VALUE!
£936,000	25/03/2022	D			13	APPLE WAY		CHELMSFORD	CM2 9HX	151	£6,199
£230,000	25/03/2022	Т			94	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	39	£5,897
£750,000	25/03/2022	D			2	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	141	£5,319
£426,500	25/03/2022	Т			8	SADDLE RISE		CHELMSFORD	CM1 6SX	81	£5,265
£325,000	25/03/2022	S			40	TYTHE CLOSE		CHELMSFORD	CM1 6SU	62	£5,242
£500,000	25/03/2022	D			3	REDMAYNE DRIVE		CHELMSFORD	CM2 9XF	101	£4,950
£200,000	25/03/2022	T			32	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£4,762
£293,000	25/03/2022	F			97	MARY MUNNION QUARTER	-	CHELMSFORD	CM2 9FT	64	£4,578
£485,000	25/03/2022	S			280	BADDOW ROAD		CHELMSFORD	CM2 9QX	106	£4,575
£371,000		S			108	BEEHIVE LANE		CHELMSFORD	CM2 9SH	83	£4,470
£335,200	25/03/2022	T			36	HAWFINCH WALK		CHELMSFORD	CM2 8BE	78	£4,297
£272,500	25/03/2022	F			72	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	65	£4,192
£735,000	25/03/2022	D			40	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LE	179	£4,106
£295,000		S			5	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	88	£3,352
£670,000	28/03/2022	D			11	SEVEN ASH GREEN	3,122.11002	CHELMSFORD	CM1 7SE	84	£7,976
£440,000	28/03/2022	D			121	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,570
1-70,000	20,03,2022					. S.CHIEDIU IS TVAI		CITELIVISI CIND	CIVIZ JUL	,,	13,370

£265,000	28/03/2022	Т			267	BADDOW ROAD		CHELMSFORD	CM2 7QA	53	£5,000
£570,000		D			20	WICKHAY COTTAGES	LITTLE BADDOW	CHELMSFORD	CM3 4TJ	130	£4,385
£350,000	28/03/2022	S			11	KIRK PLACE		CHELMSFORD	CM2 6TN	81	£4,321
£402,000	28/03/2022	D			20	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JN	100	£4,020
£500,000	28/03/2022	S			151	POLLARDS GREEN		CHELMSFORD	CM2 6UX	129	£3,876
£597,000	28/03/2022	T			28	ALBATROSS WAY		CHELMSFORD	CM3 3FX	161	£3,708
£337,000	28/03/2022	T			6	HATCHFIELDS	GREAT WALTHAM	CHELMSFORD	CM3 1AJ	98	£3,439
£450,000	29/03/2022	S			44	SKERRY RISE		CHELMSFORD	CM1 4EG	98	£4,592
£320,000	29/03/2022	T			442	LINNET DRIVE		CHELMSFORD	CM2 8AN	74	£4,324
£195,000	29/03/2022	F			86	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	49	£3,980
£210,000	29/03/2022	F			46	HAIG COURT		CHELMSFORD	CM2 0BH	56	£3,750
£140,000	29/03/2022	F			128	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	41	£3,415
£1,190,000	29/03/2022	D			10	FRANCES GREEN		CHELMSFORD	CM1 6EG	361	£3,296
£1,400,000	30/03/2022	D		HILLBERRY BARN		LEIGHAMS ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8BT	221	£6,335
£300,000	30/03/2022	T			3	SAYWELL BROOK		CHELMSFORD	CM2 6RJ	49	£6,122
£455,000	30/03/2022	S			11	PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	91	£5,000
£470,000	30/03/2022	D			46	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EJ	103	£4,563
£515,000	30/03/2022	S		1B		KELVEDON CLOSE		CHELMSFORD	CM1 4DG	113	£4,558
£230,000	30/03/2022	F			16	GOODIER ROAD		CHELMSFORD	CM1 2GG	53	£4,340
£190,000	30/03/2022	F	FLAT 17	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	50	£3,800
£189,500	30/03/2022	F			33	CANVEY WALK		CHELMSFORD	CM1 6LB	57	£3,325
£280,000		D			49	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	95	£2,947
£1,250,000	31/03/2022	D		LONE FARM COTTAGE		BLIND LANE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UF	95	£13,158
£325,000	31/03/2022	Т			2	ARBOUR LANE		CHELMSFORD	CM1 7RG	59	£5,508
£350,000	31/03/2022	S			6	ARNOLD WAY		CHELMSFORD	CM2 8PA	69	£5,072
£1,700,000		D			29	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	352	£4,830
£380,000	31/03/2022	S			25	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE	81	£4,691
£210,000		F			209	DURRANT COURT		CHELMSFORD	CM1 1UE	49	£4,286
£600,000	31/03/2022	D			4	HARRINGTON MEAD		CHELMSFORD	CM2 6YU	140	£4,286
£206,000	31/03/2022	F			1	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	53	£3,887
£430,000	31/03/2022	T			38	PERRY HILL		CHELMSFORD	CM1 7RD	111	£3,874
£245,000	31/03/2022	D			152	WOOD STREET		CHELMSFORD	CM2 8BN	71	£3,451
£185,000	31/03/2022	F			121	CROCUS WAY		CHELMSFORD	CM1 6XH	55	£3,364
£280,000	31/03/2022	F	FLAT 8	SANDON BROOK MANOR		SANDON BROOK PLACE	SANDON	CHELMSFORD	CM2 7UJ	84	£3,333
£385,000	01/04/2022	S		S. III S. II	23	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	34	£11,324
£380,150	01/04/2022	T			27	BARN GREEN	33311 WOODINGT LINERS	CHELMSFORD	CM1 6UG	60	£6,336
£329,500	01/04/2022	S			40	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	58	£5,681
£202,000	01/04/2022	F			1	DEVON MEWS		CHELMSFORD	CM2 0GD	38	£5,316
£186,000	01/04/2022	Т			51	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,769
£365,000	01/04/2022	T			47	GREAT COB	23.121111111	CHELMSFORD	CM1 6LA	78	£4,679
£245,000	01/04/2022	F	48	ARMSTRONG GIBBS COURT	77	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	57	£4,298
£225,000	01/04/2022	F	70	, COUNT	30	TAMAR RISE	SILENT BROOM	CHELMSFORD	CM1 7QN	55	£4,091
£325,000	01/04/2022	T			9	HOLLY WAY		CHELMSFORD	CM2 9JU	81	£4,012
£260,000	01/04/2022	F			21	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	66	£3,939
£300,000	01/04/2022	T			279	MEADGATE AVENUE	GILLAT BADDOW	CHELMSFORD	CM2 7NL	81	£3,704
£325,000	01/04/2022	T			39	FOREST DRIVE		CHELMSFORD	CM1 2TT	97	£3,704 £3,351
£218,500	01/04/2022	F			19	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM1 211	69	£3,167
£485,000		S			19	BRIDGE STREET	WRITTLE	CHELMSFORD	CM1 3EX	N/A	#VALUE!
		D D			36					71	
£332,500	04/04/2022	υ			36	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	/1	£4,683

£815,000	04/04/2022			12	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	196	£4,158
£600,000	04/04/2022	S		36	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	149	£4,027
£600,000		D		14	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	166	£3,614
£177,000	04/04/2022	F		77	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	68	£2,603
£480,000	05/04/2022	S		1	CHELMER LEA		CHELMSFORD	CM2 7QG	92	£5,217
£325,000	05/04/2022	T		138	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DP	87	£3,736
£337,500	05/04/2022	T		21	INKERPOLE PLACE		CHELMSFORD	CM2 6UD	95	£3,553
£375,000	06/04/2022	S		74	FORTINBRAS WAY		CHELMSFORD	CM2 9PA	63	£5,952
£313,500	06/04/2022	S		10	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH	56	£5,598
£340,000	06/04/2022	S		7	CHARLOTTE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NA	62	£5,484
£343,000	06/04/2022	T		20	BEGONIA CLOSE		CHELMSFORD	CM1 6NL	65	£5,277
£260,000	06/04/2022	F		66	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	54	£4,815
£350,000	06/04/2022	T		6	STANSTED CLOSE		CHELMSFORD	CM1 2TW	87	£4,023
£356,150	06/04/2022	S		73	WRITTLE ROAD		CHELMSFORD	CM1 3BS	95	£3,749
£200,000	06/04/2022	F		124	TRENCHARD CRESCENT		CHELMSFORD	CM1 6FG	58	£3,448
£455,000	07/04/2022	S		5	GOLDLAY AVENUE		CHELMSFORD	CM2 0TL	84	£5,417
£360,000	07/04/2022	T		11	ASHMANS ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GD	82	£4,390
£327,500	07/04/2022	T		2	LYSTER AVENUE		CHELMSFORD	CM2 7DF	84	£3,899
£356,000	07/04/2022	T		336	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ	119	£2,992
£645,000	08/04/2022	S		49	PARK AVENUE		CHELMSFORD	CM1 2AB	114	£5,658
£475,000	08/04/2022	D		9	TUDOR AVENUE		CHELMSFORD	CM1 1TE	88	£5,398
£450,000	08/04/2022	D		12	CHERRY GARDEN LANE	DANBURY	CHELMSFORD	CM3 4QP	84	£5,357
£690,000	08/04/2022	D		22	WELLER GROVE		CHELMSFORD	CM1 4YJ	134	£5,149
£200,000	08/04/2022	T		75	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£5,000
£249,000	08/04/2022	F F	FLAT 34	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,980
£575,000	08/04/2022	D		28	BARNABY RUDGE		CHELMSFORD	CM1 4YG	118	£4,873
£450,000		D		5	BRIDON CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BA	95	£4,737
£1,330,000	08/04/2022	D		36	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HB	295	£4,508
£460,000		T	COTTAGE END		THE STREET	ROXWELL	CHELMSFORD	CM1 4PB	108	£4,259
£430,000	08/04/2022	D .	00111102 2110	9	CLOVER DRIVE	NOANT ELE	CHELMSFORD	CM1 4FT	103	£4,175
£221,000	08/04/2022	F		21	OASIS COURT		CHELMSFORD	CM2 6JU	53	£4,170
£760,000	08/04/2022	D .	LAWNS		THE STREET	ROXWELL	CHELMSFORD	CM1 4PD	185	£4,108
£250,000	08/04/2022	F	2	534	GALLEYWOOD ROAD	WOWN EEE	CHELMSFORD	CM2 8BX	65	£3,846
£350,000	08/04/2022	T		28	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	98	£3,571
£305,000		T		16	SCOTTS WALK	LAST HARMINGHELD	CHELMSFORD	CM1 2HB	92	£3,315
£655,000	11/04/2022	D		6	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4EY	100	£6,550
£382,500		T		7	COLNE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XW	68	£5,625
£400,000	11/04/2022	S		19	GOLDLAY GARDENS	300TH WOODHAWT ERRERS	CHELMSFORD	CM2 0EN	73	£5,479
£512,500	11/04/2022			101	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY	95	£5,395
£204,995	11/04/2022	5 F		41	HAIG COURT				42	
£450,000	11/04/2022			144	MAIN ROAD	BROOMFIELD	CHELMSFORD CHELMSFORD	CM2 0BH CM1 7AH	160	£4,881 £2,813
			VALUETE COTTACE	144						#VALUE!
£422,500		S	WHITE COTTAGE	27	SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DG	N/A	
£225,000	1 - 1 -	F		27	CRESSY QUAY	COUTH MOODHAAA FERRESS	CHELMSFORD	CM2 6ZH	49	£4,592
£200,000	12/04/2022	F		115	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	54	£3,704
£310,000		T		37	DIXON AVENUE		CHELMSFORD	CM1 2AQ	60	£5,167
£400,000	13/04/2022	T		16	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	79	£5,063
£901,000	13/04/2022			2	KINGSTON AVENUE		CHELMSFORD	CM2 6DW	218	£4,133
£500,000	13/04/2022	T		85	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EZ	121	£4,132
£270,000	13/04/2022	F		13	VICTORIA COURT		CHELMSFORD	CM1 1GL	66	£4,091

£180,000	13/04/2022		CROMPTON STREET		CHELMSFORD	CM1 3GP	49	£3,673
£456,000	13/04/2022		RAINSFORD ROAD		CHELMSFORD	CM1 2PN	132	£3,455
£390,000	13/04/2022		BARTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UB	121	£3,223
£425,000	14/04/2022	193	BEEHIVE LANE		CHELMSFORD	CM2 9SH	56	£7,589
£228,000	14/04/2022	60	RUBENS GATE		CHELMSFORD	CM1 6GN	33	£6,909
£292,000	14/04/2022	35	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	49	£5,959
£416,000	14/04/2022	46A	HEATH DRIVE		CHELMSFORD	CM2 9HE	70	£5,943
£610,000	14/04/2022	101	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DW	106	£5,755
£373,000	14/04/2022	10	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	66	£5,652
£400,000	14/04/2022	19	GROVE ROAD		CHELMSFORD	CM2 0EY	72	£5,556
£566,500	14/04/2022	19	HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA	105	£5,395
£800,000	14/04/2022	SHERIDALE	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	151	£5,298
£437,000	14/04/2022	16	CLAYPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ	88	£4,966
£222,000	14/04/2022	7 KRESTON HOUSE, 66	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	45	£4,933
£305,000	14/04/2022	5	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	69	£4,420
£395,000	14/04/2022	7	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN	90	£4,389
£168,000	14/04/2022	31	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	39	£4,308
£198,000	14/04/2022	70	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	47	£4,213
£170,000	14/04/2022	FLAT 18 VINCENT LODGE	BENBOW DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WF	43	£3,953
£327,500	14/04/2022	5	GARDENERS		CHELMSFORD	CM2 8YU	87	£3,764
£497,500	14/04/2022	140	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG	133	£3,741
£250,000	14/04/2022		UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	67	£3,731
£432,500	14/04/2022		ESSEX AVENUE		CHELMSFORD	CM1 4AQ	116	£3,728
£327,000	14/04/2022		ARCHERS WAY		CHELMSFORD	CM2 8SB	88	£3,716
£320,000	14/04/2022		SEABROOK GARDENS	BOREHAM	CHELMSFORD	CM3 3BX	87	£3,678
£540,000	14/04/2022		NEW LONDON ROAD		CHELMSFORD	CM2 9AE	157	£3,439
£198,000	14/04/2022		THE CEDARS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JD	59	£3,356
£365,000	19/04/2022		LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	81	£4,506
£220,000	19/04/2022		DURRANT COURT	VVIII I EE	CHELMSFORD	CM1 1UE	49	£4,490
£375,000	19/04/2022		DUFFIELD ROAD		CHELMSFORD	CM2 9RS	88	£4,261
£195,000	19/04/2022		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	58	£3,362
£575,000	20/04/2022		WIDFORD GROVE		CHELMSFORD	CM2 9AT	104	£5,529
£675,000	20/04/2022		CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	128	£5,273
£680,000	20/04/2022		TABORS AVENUE		CHELMSFORD	CM2 7EJ	153	£4,444
£176,000	20/04/2022		GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	49	£3,592
£385,000	21/04/2022		MAY WALK	300TH WOODHAW FERRERS	CHELMSFORD	CM2 9EW	72	£5,392
£212,500			RAINSFORD ROAD				43	
	, , , ,		CRICKHOLLOW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM1 2QJ		£4,942
£560,000			BLACKWATER CLOSE	3001H WOODHAW FERRERS	CHELMSFORD	CM3 5ZR	126	£4,444
£225,000	, , , ,			CDDINCTIFLD	CHELMSFORD	CM1 7QJ	55	£4,091
£750,000	22/04/2022		OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GZ	131	£5,725
£550,000	22/04/2022		JENNER MEAD	MOITTIE	CHELMSFORD	CM2 6SJ	97	£5,670
£391,000	22/04/2022		PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	70	£5,586
£625,000	22/04/2022		GORDON ROAD		CHELMSFORD	CM2 9LL	125	£5,000
£275,000	22/04/2022		COATES QUAY		CHELMSFORD	CM2 6HU	56	£4,911
£200,000	22/04/2022	<del></del>	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	41	£4,878
£305,000	22/04/2022		EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	64	£4,766
£160,000	22/04/2022		SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	34	£4,706
£190,000	22/04/2022		COLYERS REACH		CHELMSFORD	CM2 6RW	41	£4,634
£325,000	22/04/2022	14	CHERWELL DRIVE		CHELMSFORD	CM1 2JL	73	£4,452

£255,000		F	66		COVAL LANE		CHELMSFORD	CM1 1TG	59	£4,322
£245,000	22/04/2022	F	116		CHELMER ROAD		CHELMSFORD	CM2 6AB	58	£4,224
£610,000		D		4	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	157	£3,885
£150,500	22/04/2022	F	44		PEARCE MANOR		CHELMSFORD	CM2 9XH	40	£3,763
£215,000	22/04/2022	F	145	5	CROMPTON STREET		CHELMSFORD	CM1 3GR	58	£3,707
£300,000	22/04/2022	Т		2	MEADOWSIDE		CHELMSFORD	CM2 6LN	87	£3,448
£190,000	22/04/2022	F	16	6	CANBERRA CLOSE		CHELMSFORD	CM1 2EF	74	£2,568
£92,000	22/04/2022	F	28 PRIMULA COURT		PRIMROSE HILL		CHELMSFORD	CM1 2FZ	56	£1,643
£475,000		D	20		FORTINBRAS WAY		CHELMSFORD	CM2 9PA	80	£5,938
£580,000	25/04/2022	D	40	0	TORQUAY ROAD		CHELMSFORD	CM1 6NG	125	£4,640
£365,000	25/04/2022	S	26	6	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SQ	82	£4,451
£460,000	25/04/2022	S	19	9	TOTNES WALK		CHELMSFORD	CM1 6LU	108	£4,259
£325,000	25/04/2022	S		3	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	85	£3,824
£870,000	26/04/2022	D	15	5	RUNSELL LANE	LITTLE BADDOW	CHELMSFORD	CM3 4NY	135	£6,444
£535,000	26/04/2022	D	73	3	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JA	100	£5,350
£465,000	26/04/2022	S	· ·	9	CRAISTON WAY		CHELMSFORD	CM2 8ED	99	£4,697
£255,000	27/04/2022	F	11	1	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	37	£6,892
£440,000	27/04/2022	S	42	2	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	64	£6,875
£488,000	27/04/2022	D	48	8	MICAWBER WAY		CHELMSFORD	CM1 4UE	84	£5,810
£830,000	27/04/2022	D	WHINLATTER		WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	170	£4,882
£635,000	27/04/2022	D		6	HAVISHAM WAY		CHELMSFORD	CM1 4UY	142	£4,472
£582,500	28/04/2022	S	54	4	SECOND AVENUE		CHELMSFORD	CM1 4EU	98	£5,944
£425,000	28/04/2022	Т	252A		BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	99	£4,293
£315,000	28/04/2022	Т	14	4	LAURENCE CROFT	WRITTLE	CHELMSFORD	CM1 3LN	75	£4,200
£159,000	28/04/2022	F	409	9	MEADGATE AVENUE		CHELMSFORD	CM2 7NN	39	£4,077
£435,000	28/04/2022	S	16		INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX	120	£3,625
£950,000		D	17		HILL ROAD		CHELMSFORD	CM2 6HW	118	£8,051
£1,275,000	29/04/2022	D	WHITEDOWN	•	SOUTH HANNINGFIELD ROAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8HJ	194	£6,572
£560,000		S	97	7	SANDFORD ROAD	3001111/11/11/11/11/11/11	CHELMSFORD	CM2 6DF	87	£6,437
£400,000	29/04/2022	S	18		REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	70	£5,714
£228,000	29/04/2022	T	90		BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	42	£5,429
£330,000	29/04/2022	F	36		HARDY CLOSE	DICKNACKE	CHELMSFORD	CM1 1AE	61	£5,410
£455,000	29/04/2022			6	MIDDLEMEAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UT	89	£5,112
£350,000	29/04/2022	T	16	-	MURRELL LOCK	WEST HANNING IEED	CHELMSFORD	CM2 6SW	72	£4,861
£525,000		D			SEARLE CRESCENT	DROOMEIELD	CHELMSFORD	CM1 7FP	110	£4,773
		S	15		BRUCE GROVE	BROOMFIELD	CHELMISFORD	CM2 9AX	91	
£425,000	29/04/2022			.5					24	£4,670
£110,000	-, - , -	F	14 WINGROVE COURT	2	BROOMFIELD ROAD		CHELMSFORD	CM1 4ES		£4,583
£495,000	29/04/2022	T	42		BURNELL GATE	DODELIANA	CHELMSFORD	CM1 6ED	109	£4,541
£345,000	29/04/2022	T	27		BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	78	£4,423
£337,000	29/04/2022	T	99	9	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ	78	£4,321
£1,000,000	29/04/2022		118A		MOULSHAM STREET		CHELMSFORD	CM2 0JW	232	£4,310
£390,000	29/04/2022	S	157		GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU	92	£4,239
£480,000	-, - , -	D		5	WHITMORE CRESCENT		CHELMSFORD	CM2 6YN	115	£4,174
£300,000	29/04/2022	F	276		LINNET DRIVE		CHELMSFORD	CM2 8AJ	78	£3,846
£550,000	29/04/2022		28	8	CORPORATION ROAD		CHELMSFORD	CM1 2AR	158	£3,481
£240,000	29/04/2022	F	3 LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	69	£3,478
£255,000	-,-,-	F	4 UPLEATHAM HOUSE, 7		ROXWELL ROAD		CHELMSFORD	CM1 2NN	74	£3,446
£127,500	29/04/2022	F		6	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	44	£2,898
£115,000	29/04/2022	F	28	8	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	51	£2,255

£350,000	03/05/2022	F	FLAT 7	BADDOW COURT		CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7JB	N/A	#VALUE!
£500,000	03/05/2022	D	FLAT /	ACORNS		RIGNALS LANE	GREAT BADDOW	CHELMSFORD	CM2 8QU	60	#VALUE!
£372,500	03/05/2022	D		ACURINS	69	BRASSIE WOOD		CHELMSFORD	CM3 3FP	75	£4,967
£600,000	03/05/2022				8	ST SWITHINS COTTAGES	HOWE GREEN	CHELMSFORD	CM2 7TN	128	£4,688
					110		HOWE GREEN			87	
£375,000	03/05/2022	S				HEATH DRIVE		CHELMSFORD	CM2 9HG		£4,310
£580,000	03/05/2022			LINITON	8	ALBATROSS WAY	LITTLE DADDOM	CHELMSFORD	CM3 3FX	158	£3,671
£725,000	04/05/2022	D		LINTON		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TQ	98	£7,398
£875,000	04/05/2022			RIDGEWAY		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	133	£6,579
£550,000	04/05/2022	D			6	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	91	£6,044
£481,000	04/05/2022				91	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	81	£5,938
£377,000	04/05/2022	T			8	SCHOOL VIEW ROAD	CRRINGEIELD	CHELMSFORD	CM1 2PE	65	£5,800
£340,000	04/05/2022	T			16	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	60	£5,667
£214,000	04/05/2022	F			18	EVELYN PLACE		CHELMSFORD	CM1 3GY	57	£3,754
£485,000	05/05/2022				92	MARCONI ROAD		CHELMSFORD	CM1 1QE	86	£5,640
£490,000	05/05/2022	D			12	CHUZZLEWIT DRIVE		CHELMSFORD	CM1 4XQ	94	£5,213
£1,125,000	05/05/2022			WHITE OAKS		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TP	234	£4,808
£415,000	05/05/2022	S			7	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LT	89	£4,663
£321,000	05/05/2022	Т			47	CROMPTON STREET		CHELMSFORD	CM1 3BW	69	£4,652
£445,000	05/05/2022	D			19	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SE	98	£4,541
£270,000	05/05/2022	F			33	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	60	£4,500
£308,000	05/05/2022	T			31	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	74	£4,162
£560,000	05/05/2022				58	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	138	£4,058
£375,000	06/05/2022	S			12	JACKSON PLACE		CHELMSFORD	CM2 9SF	62	£6,048
£302,500	06/05/2022	T			20	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	51	£5,931
£317,000	06/05/2022	T			17	INKERPOLE PLACE		CHELMSFORD	CM2 6UD	55	£5,764
£672,500	06/05/2022	S			51	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	118	£5,699
£400,000	06/05/2022	F	FLAT 9	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	72	£5,556
£365,000	06/05/2022	T			25	CROMPTON STREET		CHELMSFORD	CM1 3BW	71	£5,141
£362,500	06/05/2022	T		501A		MEADGATE AVENUE		CHELMSFORD	CM2 7NW	79	£4,589
£420,000	06/05/2022	S			26	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	93	£4,516
£325,000	06/05/2022	S			32	TIMSONS LANE		CHELMSFORD	CM2 6AG	75	£4,333
£275,000	06/05/2022	S			19	PRYKES DRIVE		CHELMSFORD	CM1 1TP	66	£4,167
£450,000	06/05/2022	S			13	OLD CROFT CLOSE	GOOD EASTER	CHELMSFORD	CM1 4SJ	111	£4,054
£270,000	06/05/2022	F			18	PRYKES DRIVE		CHELMSFORD	CM1 1TP	68	£3,971
£220,000	06/05/2022	F			312	DURRANT COURT		CHELMSFORD	CM1 1UE	56	£3,929
£217,500	06/05/2022	F			13	OASIS COURT		CHELMSFORD	CM2 6JU	57	£3,816
£410,000	09/05/2022	S			44	WEST HANNINGFIELD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8HL	77	£5,325
£347,000	09/05/2022	Т			20	LUCAS AVENUE		CHELMSFORD	CM2 9JL	71	£4,887
£700,000	09/05/2022	S			6	FOURTH AVENUE		CHELMSFORD	CM1 4HA	154	£4,545
£260,000	09/05/2022	T			121	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	59	£4,407
£150,000	09/05/2022	F			29	CROCUS WAY		CHELMSFORD	CM1 6XP	37	£4,054
£152,000	09/05/2022	F			34	ALBION COURT		CHELMSFORD	CM2 0UT	40	£3,800
£210,000	09/05/2022	F			45	HAIG COURT		CHELMSFORD	CM2 0BH	56	£3,750
£202,000	09/05/2022	F			1	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£3,673
£360,000	10/05/2022	Т			32	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	70	£5,143
£367,500	10/05/2022	D			7	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	101	£3,639
£362,500	10/05/2022	S			152	AVON ROAD		CHELMSFORD	CM1 2LB	101	£3,589
£375,000	11/05/2022	T			67	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF	60	£6,250
£390,000	11/05/2022				4	PEGGOTTY CLOSE		CHELMSFORD	CM1 4XU	75	£5,200
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£675,000	11/05/2022	D	6	QUINION CLOSE		CHELMSFORD	CM1 4UH	132	£5,114
£555,000	11/05/2022	D	14	SPENLOW DRIVE		CHELMSFORD	CM1 4UQ	112	£4,955
£320,000	11/05/2022	F THE HOPPITT, 24		BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	66	£4,848
£467,500	11/05/2022	S	22	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DB	103	£4,539
£326,000	11/05/2022	S	5	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	88	£3,705
£240,000	11/05/2022	F 369A		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	70	£3,429
£1,150,000	11/05/2022			COPT HILL	DANBURY	CHELMSFORD	CM3 4NN	338	£3,402
£170,000	11/05/2022	F	11	AZALEA COURT		CHELMSFORD	CM1 6YL	50	£3,400
£232,500	12/05/2022	F	13	DEVON MEWS		CHELMSFORD	CM2 0GD	37	£6,284
£410,000	12/05/2022	Т	26	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	70	£5,857
£660,000	12/05/2022	S	17	DORSET AVENUE		CHELMSFORD	CM2 9TZ	118	£5,593
£915,000	12/05/2022	D	12	HAY GREEN	DANBURY	CHELMSFORD	CM3 4NU	169	£5,414
£220,000	12/05/2022	T	78	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	41	£5,366
£870,000	12/05/2022	D	12	FREDERICK HAWKES GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6BT	208	£4,183
£1,650,000	13/05/2022	D BROOKFIELD		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EW	245	£6,735
£320,000	13/05/2022	S	6	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	55	£5,818
£287,750	13/05/2022	Т	9	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	50	£5,755
£420,000	13/05/2022	S	30	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	79	£5,316
£475,000	13/05/2022	S	37	SWISS AVENUE		CHELMSFORD	CM1 2AD	114	£4,167
£210,000	13/05/2022	F	31	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	51	£4,118
£317,000	13/05/2022	Т	200	LINNET DRIVE		CHELMSFORD	CM2 8AJ	77	£4,117
£390,000	13/05/2022	D	41	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	97	£4,021
£332,000	13/05/2022	Т	55	RECTORY LANE		CHELMSFORD	CM1 1RE	87	£3,816
£182,000	13/05/2022	F	28	AZALEA COURT		CHELMSFORD	CM1 6YL	49	£3,714
£350,000	16/05/2022	Т	37	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	70	£5,000
£382,000	16/05/2022	S	17	HILLARY CLOSE		CHELMSFORD	CM1 7RR	83	£4,602
£120,000	17/05/2022	F	38	BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	25	£4,800
£500,000	17/05/2022	Т	74	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	155	£3,226
£350,000	18/05/2022	Т	7	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	62	£5,645
£742,500	19/05/2022	D	28	HOWARD DRIVE		CHELMSFORD	CM2 6PE	145	£5,121
£430,000	19/05/2022	S	43	PETREL WAY		CHELMSFORD	CM2 8XH	87	£4,943
£460,000	19/05/2022	S	59	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PH	101	£4,554
£320,000	19/05/2022	S	5	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU	86	£3,721
£350,000	20/05/2022	Т	32	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	59	£5,932
£385,000	20/05/2022	S	35	RAINSFORD LANE		CHELMSFORD	CM1 2QS	69	£5,580
£215,000	20/05/2022	F	167	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	44	£4,886
£750,000	20/05/2022	D	21	RIGNALS LANE		CHELMSFORD	CM2 8QT	158	£4,747
£595,000	20/05/2022	D	42	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	127	£4,685
£335,000	20/05/2022	Т	281	AVON ROAD		CHELMSFORD	CM1 2LB	73	£4,589
£390,000	20/05/2022	Т	78	MARCONI ROAD		CHELMSFORD	CM1 1QD	86	£4,535
£1,825,000	20/05/2022	S BRAMCOTE		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	408	£4,473
£490,000	20/05/2022	S	21	JOHNSON ROAD		CHELMSFORD	CM2 7JL	118	£4,153
£205,000	20/05/2022	F 43 CANSIDE		MEADOW WALK		CHELMSFORD	CM1 1FU	52	£3,942
£327,500	20/05/2022	Т	15	SPRING POND CLOSE		CHELMSFORD	CM2 7LX	84	£3,899
£350,000	20/05/2022	S	4	DUKES LANE		CHELMSFORD	CM2 6AD	91	£3,846
£332,000	20/05/2022	Т	153	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	110	£3,018
£248,000	23/05/2022	Т	53	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	45	£5,511
£363,000	23/05/2022	D	43	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	70	£5,186
£555,000	23/05/2022	D	7	BRAMSTON CLOSE		CHELMSFORD	CM2 7EW	135	£4,111

£340,000	23/05/2022	Т		2	PAYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU	91	£3,736
£195,000		Т		18	SAYWELL BROOK		CHELMSFORD	CM2 6RJ	40	£4,875
£320,000		S		64	WICKLOW AVENUE		CHELMSFORD	CM1 2HQ	78	£4,103
£145,000		F		90	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,152
£436,000	25/05/2022	D		27	THE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY	75	£5,813
£675,000	25/05/2022			25	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	120	£5,625
£440,000	25/05/2022			101	LINNET DRIVE		CHELMSFORD	CM2 8AG	106	£4,151
£195,000	25/05/2022	F		408	DURRANT COURT		CHELMSFORD	CM1 1UE	51	£3,824
£450,000	25/05/2022	Т		2	CARNATION CLOSE		CHELMSFORD	CM1 6XR	118	£3,814
£211,000	25/05/2022		BURWOOD COURT		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	59	£3,576
£375,000		S		26	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	69	£5,435
£525,000	26/05/2022	D		83	FAIRWAY DRIVE		CHELMSFORD	CM3 3FG	97	£5,412
£455,000	26/05/2022	S	WOODLANDS		NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	87	£5,230
£210,000	26/05/2022	F 4	7 ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	65	£3,231
£330,000	26/05/2022	S		87	MILDMAY ROAD		CHELMSFORD	CM2 0DR	109	£3,028
£460,000	27/05/2022	S		54	STEWART ROAD		CHELMSFORD	CM2 9BB	55	£8,364
£720,000	27/05/2022	D	LYNDON		PRIVATE ROAD		CHELMSFORD	CM2 8TH	109	£6,606
£250,000	27/05/2022	Т		2	LOBELIA CLOSE		CHELMSFORD	CM1 6YE	41	£6,098
£395,500	27/05/2022	S		43	REMBRANDT GROVE		CHELMSFORD	CM1 6GD	68	£5,816
£530,000	27/05/2022	S		16	PALMERS CROFT		CHELMSFORD	CM2 6SR	98	£5,408
£310,000	27/05/2022	F		7	ROBERT MCCARTHY PLACE	SPRINGFIELD	CHELMSFORD	CM1 6DR	70	£4,429
£223,000	27/05/2022	F	8A		SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	53	£4,208
£540,000	27/05/2022	Т		77	NEW WRITTLE STREET		CHELMSFORD	CM2 0LF	130	£4,154
£200,000	27/05/2022	F		31	CROCUS WAY		CHELMSFORD	CM1 6XP	50	£4,000
£312,000	27/05/2022	Т		17	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	79	£3,949
£265,000	27/05/2022	Т	2 SANDFORD COURT		SANDFORD ROAD		CHELMSFORD	CM2 6DD	68	£3,897
£420,000	27/05/2022	F		16	HARRY LEMON COURT	SPRINGFIELD	CHELMSFORD	CM1 6DU	113	£3,717
£425,000	30/05/2022	D		13	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW	67	£6,343
£745,000	30/05/2022	S		26	QUEENS ROAD		CHELMSFORD	CM2 6HA	120	£6,208
£400,000	30/05/2022	Т		19	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	69	£5,797
£323,000	30/05/2022	Т		56	CUSAK ROAD	CHELMER VILLAGE	CHELMSFORD	CM2 6XH	56	£5,768
£385,000	30/05/2022	S		1	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	79	£4,873
£380,000	30/05/2022	F		63	BOND STREET		CHELMSFORD	CM1 1GD	79	£4,810
£201,000	30/05/2022	S		20	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	50	£4,020
£499,995	31/05/2022	D		40	BRASSIE WOOD		CHELMSFORD	CM3 3FQ	N/A	#VALUE!
£217,500	31/05/2022	F		4	DEVON MEWS		CHELMSFORD	CM2 0GD	38	£5,724
£401,500	31/05/2022	S		7	ALL SAINTS CLOSE		CHELMSFORD	CM1 7HT	74	£5,426
£640,000	31/05/2022	D	INGLEMIRE		RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	123	£5,203
£586,000	31/05/2022	D		1	WARREN CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HP	133	£4,406
£380,000	31/05/2022	S		40	ST MARGARETS ROAD		CHELMSFORD	CM2 6DT	89	£4,270
£365,000	31/05/2022	Т		36	TIMSONS LANE		CHELMSFORD	CM2 6AG	86	£4,244
£405,000	31/05/2022	S		15	AUGUSTINE WAY	BICKNACRE	CHELMSFORD	CM3 4ET	97	£4,175
£530,000	31/05/2022	Т		46	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	139	£3,813
£385,000	31/05/2022	S		15	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	106	£3,632
£435,000	01/06/2022	Т		102	FORTINBRAS WAY		CHELMSFORD	CM2 9PA	60	£7,250
£550,000	01/06/2022	D	THE COTTAGE		HORNELLS CORNER	LITTLE LEIGHS	CHELMSFORD	CM3 1QW	84	£6,548
£600,000	01/06/2022	D		14	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	97	£6,186
£257,000		Т		19	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX	42	£6,119
£355,000	01/06/2022	S		39	GRAMPIAN GROVE		CHELMSFORD	CM1 2HJ	63	£5,635

£415,000	01/06/2022	D	28	8 H	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	74	£5,608
£365,000	01/06/2022	S	33	3 N	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	69	£5,290
£506,000	01/06/2022	D	33	3 F/	ALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HZ	98	£5,163
£440,000	01/06/2022	S	12	2 D	DUNMORE ROAD		CHELMSFORD	CM2 6RY	88	£5,000
£1,351,000	01/06/2022	D	98	8 L(	ONGSTOMPS AVENUE		CHELMSFORD	CM2 9LB	273	£4,949
£337,500	01/06/2022	F	FLAT 27 3	3 CI	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,821
£220,000	01/06/2022	F	369	9 SI	PRINGFIELD ROAD		CHELMSFORD	CM2 6AW	46	£4,783
£470,000	01/06/2022	S	2	2 H	HOME MEAD	WRITTLE	CHELMSFORD	CM1 3LH	105	£4,476
£576,000	01/06/2022	S	59	9 M	MAPLE DRIVE		CHELMSFORD	CM2 9HR	132	£4,364
£355,000	01/06/2022	T	15	5 0	OLD COURT ROAD		CHELMSFORD	CM2 6LW	83	£4,277
£238,500	01/06/2022	F	7	7 W	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	56	£4,259
£165,000	01/06/2022	F	69	9 TI	HE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN	42	£3,929
£220,000	01/06/2022	F	34	4 H	HOBART CLOSE		CHELMSFORD	CM1 2ES	56	£3,929
£560,000	01/06/2022	S	81	1 E	GLINTON DRIVE		CHELMSFORD	CM2 6YL	148	£3,784
£445,000	01/06/2022	Т	65	5 SI	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	129	£3,450
£390,000	03/06/2022	Т	57	7 N	MARCONI ROAD		CHELMSFORD	CM1 1LR	103	£3,786
£268,000	06/06/2022	F	139	9 W	WHARF ROAD		CHELMSFORD	CM2 6FS	57	£4,702
£432,000	06/06/2022	S	48	8 PI	PENTLAND AVENUE		CHELMSFORD	CM1 4AZ	96	£4,500
£185,000	06/06/2022	F	173	3 W	WOODHALL ROAD		CHELMSFORD	CM1 4AF	52	£3,558
£402,000	07/06/2022	D	132	2 P	YMS ROAD		CHELMSFORD	CM2 8PX	76	£5,289
£400,000	07/06/2022	S	65	5 R	RAINSFORD LANE		CHELMSFORD	CM1 2QS	77	£5,195
£650,000	07/06/2022	S	23	3 N	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AG	139	£4,676
£575,000	07/06/2022	D	1	1 B	BARN GREEN		CHELMSFORD	CM1 6UG	129	£4,457
£260,000	08/06/2022	F	28	8 SI	SEYMOUR STREET		CHELMSFORD	CM2 0RX	56	£4,643
£430,000	08/06/2022	D	23	3 R	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	106	£4,057
£430,000	10/06/2022	Т	73	3 N	MENDIP ROAD		CHELMSFORD	CM1 2HN	60	£7,167
£450,000	10/06/2022	S	81	1 Q	QUEENS ROAD		CHELMSFORD	CM2 6HB	67	£6,716
£355,000	10/06/2022	S	7	7 PI	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	56	£6,339
£397,000	10/06/2022	Т	62	2 U	JPLANDS DRIVE		CHELMSFORD	CM1 6TW	77	£5,156
£735,000	10/06/2022	D	45	5 H	HUMBER ROAD		CHELMSFORD	CM1 7PE	145	£5,069
£600,000	10/06/2022	S	14	4 SI	SIXTH AVENUE		CHELMSFORD	CM1 4ED	119	£5,042
£415,000	10/06/2022	Т	3	3 PI	PERRICLOSE		CHELMSFORD	CM1 6UJ	87	£4,770
£455,000	10/06/2022	D	28	8 BI	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	96	£4,740
£615,000	10/06/2022	S	163	3 N	MOULSHAM DRIVE		CHELMSFORD	CM2 9PZ	130	£4,731
£212,500	10/06/2022	F	5 LITTLE DOMINIE COURT	FA	AYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	45	£4,722
£390,500	10/06/2022	D	3	3 TI	HORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH	90	£4,339
£236,000	10/06/2022	F	19	9 A	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	62	£3,806
£217,500	10/06/2022	F	58	8 B	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	63	£3,452
£205,000	10/06/2022	F	30	0 A'	AVON ROAD		CHELMSFORD	CM1 2JZ	64	£3,203
£425,000	11/06/2022	S	28	8 TI	HE LARTHINGS		CHELMSFORD	CM1 4FL	95	£4,474
£290,000	13/06/2022	F	53 ARMSTRONG GIBBS COURT	TI	HE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	60	£4,833
£260,000	13/06/2022	F	10	0 CI	CREANCE COURT		CHELMSFORD	CM2 0NP	54	£4,815
£320,000	13/06/2022	T	51	1 PI	PENNINE ROAD		CHELMSFORD	CM1 2HG	75	£4,267
£230,000	13/06/2022	F	8	8 W	VICKS PLACE		CHELMSFORD	CM1 2GH	59	£3,898
£425,000	13/06/2022	S	40	0 G	GORDON ROAD		CHELMSFORD	CM2 9LN	111	£3,829
£370,000	13/06/2022	S	4	4 N	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA	97	£3,814
£270,000	13/06/2022	T	29	9 Ll	UCAS AVENUE		CHELMSFORD	CM2 9JL	76	£3,553
£465,000	14/06/2022	T	32	2 TI	HE GREEN	WRITTLE	CHELMSFORD	CM1 3DU	71	£6,549
£465,000	14/06/2022	S	8	8 R	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	93	£5,000

£107,000	14/06/2022	F			34	DARNAY RISE		CHELMSFORD	CM1 4XA	27	£3,963
£195,000	14/06/2022	F			23	AZALEA COURT		CHELMSFORD	CM1 6YL	50	£3,900
£760,000	15/06/2022	D			24	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	134	£5,672
£201,500	15/06/2022	F	6	KING CHARLES COURT, 144		MOULSHAM STREET		CHELMSFORD	CM2 0JT	43	£4,686
£855,000	15/06/2022	S			384	BADDOW ROAD		CHELMSFORD	CM2 9RA	199	£4,296
£260,000	15/06/2022	F			31	DOVE LANE		CHELMSFORD	CM2 8AX	61	£4,262
£612,500	16/06/2022	D			9	SACKVILLE CLOSE		CHELMSFORD	CM1 2LU	104	£5,889
£258,500	16/06/2022	F FLA	T 4	KENWOOD HOUSE, 213		NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	47	£5,500
£330,000	16/06/2022	S			5	LOVIBOND PLACE		CHELMSFORD	CM2 6TS	63	£5,238
£250,000	16/06/2022	T			59	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DN	48	£5,208
£290,000	16/06/2022	T			67	ROXWELL ROAD		CHELMSFORD	CM1 2NT	57	£5,088
£530,000	16/06/2022	D			17	ARAGON ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RP	117	£4,530
£173,500	16/06/2022	F	5	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ	41	£4,232
£347,500	16/06/2022	S			20	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT	85	£4,088
£94,000	16/06/2022	F			24	UPPER CHASE		CHELMSFORD	CM2 0BN	69	£1,362
£500,000	17/06/2022	D			2	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	N/A	#VALUE!
£290,000	17/06/2022	F			31	HAYES CLOSE		CHELMSFORD	CM2 0RN	46	£6,304
£338,000	17/06/2022	S			9	GILSON CLOSE		CHELMSFORD	CM2 6XD	58	£5,828
£350,000	17/06/2022	S			22	GLEBE VIEW		CHELMSFORD	CM2 8PZ	64	£5,469
£375,000	17/06/2022	S			106	DOWNSWAY		CHELMSFORD	CM1 6TU	69	£5,435
£365,000	17/06/2022	S			47	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	74	£4,932
£765,000	17/06/2022	D			26	HOWARD DRIVE		CHELMSFORD	CM2 6PE	157	£4,873
£367,500	17/06/2022	Т			166	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	78	£4,712
£400,000	17/06/2022	S			28	GOLDENACRES		CHELMSFORD	CM1 6YT	91	£4,396
£230,000	17/06/2022	F			28	WATERSON VALE		CHELMSFORD	CM2 9PB	53	£4,340
£455,000	17/06/2022	D			40	THE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY	108	£4,213
£697,500	17/06/2022	D		THE COACH HOUSE		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EJ	166	£4,202
£520,000	17/06/2022	Т			43	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	141	£3,688
£210,000	17/06/2022	F			112	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR	64	£3,281
£425,000	20/06/2022	S			36	ROUGHTONS		CHELMSFORD	CM2 8PF	82	£5,183
£440,000	20/06/2022	S			45	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RF	87	£5,057
£440,000	20/06/2022				10	FOXGLOVE AVENUE		CHELMSFORD	CM1 4FW	88	£5,000
£368,000	20/06/2022	T			24	RIDLEY ROAD		CHELMSFORD	CM1 7AR	76	£4,842
£480,000	20/06/2022				15	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	114	£4,211
£215,000	20/06/2022	F	8	NAVIGATION YARD		NAVIGATION ROAD		CHELMSFORD	CM2 6HZ	57	£3,772
£390,000	21/06/2022	T		TUTTION THE	44	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	65	£6,000
£300,000	21/06/2022	T			13	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	58	£5,172
£325,000	21/06/2022	T			11	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	64	£5,078
£268,000	21/06/2022	F	22	LESLEY COURT		RAINSFORD ROAD	20112.11.11.	CHELMSFORD	CM1 2WS	61	£4,393
£235,000	22/06/2022	F		22022. 000111	59	CANVEY WALK		CHELMSFORD	CM1 6LB	36	£6,528
£455,000	22/06/2022	S			27	CHAPLIN CLOSE		CHELMSFORD	CM2 8QW	71	£6,408
£300,000	22/06/2022	T			61	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	57	£5,263
£465,000	22/06/2022	T			11	CARDS ROAD	SANDON	CHELMSFORD	CM2 7RH	92	£5,263 £5,054
£275,000	22/06/2022	T			2	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB	63	£4,365
£500,000	22/06/2022	D			122	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AG	122	£4,098
£375,000	22/06/2022				3	MARKLAY DRIVE	SOUTH WOODHAM FERRERS		CM3 5NP	97	
£375,000 £219,000	22/06/2022	5 F			12	THE CEDARS	SOUTH WOODHAM FERRERS SOUTH WOODHAM FERRERS	CHELMSFORD		58	£3,866
		S			523	GALLEYWOOD ROAD	3001H WOODHAW FERRERS	CHELMSFORD	CM3 5JD CM2 8AA	151	£3,776
£910,000		T			523			CHELMSFORD		78	£6,026
£420,000	23/06/2022	ı			11	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	/8	£5,385

£268,000		F			198	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,963
£370,000	23/06/2022	Т			150	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	76	£4,868
£400,000		D			88	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	84	£4,762
£1,070,000	23/06/2022	D			2	PEARSON GROVE		CHELMSFORD	CM1 7FE	233	£4,592
£220,217	23/06/2022	F			38	CRESSY QUAY		CHELMSFORD	CM2 6ZH	48	£4,588
£225,000	23/06/2022	F			28	THE RAY		CHELMSFORD	CM1 6JU	53	£4,245
£575,000	23/06/2022	D			30	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	143	£4,021
£295,000	23/06/2022	T			11	SKYLARK WALK		CHELMSFORD	CM2 8BA	78	£3,782
£405,000	24/06/2022	T		118A		HEATH DRIVE		CHELMSFORD	CM2 9HQ	69	£5,870
£325,000	24/06/2022	T			10	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	56	£5,804
£357,000	24/06/2022	S			15	FULCHER AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QN	66	£5,409
£1,850,000	24/06/2022	D			1	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QX	369	£5,014
£800,000	24/06/2022	S			50	ROXWELL ROAD		CHELMSFORD	CM1 2NB	161	£4,969
£210,000	24/06/2022	F	26	BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	45	£4,667
£390,000	24/06/2022	D		28A		SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	87	£4,483
£250,000	24/06/2022	F			362	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	56	£4,464
£172,000	24/06/2022	F			104	DURRANT COURT		CHELMSFORD	CM1 1UE	40	£4,300
£550,000	24/06/2022	D			6	LORIEN GARDENS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AQ	129	£4,264
£172,500	24/06/2022	F			5	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	42	£4,107
£760,000	24/06/2022	D			8	PEARMAINS	GREAT LEIGHS	CHELMSFORD	CM3 1QS	210	£3,619
£250,000	24/06/2022	F	13	LESLEY COURT		RAINSFORD ROAD		CHELMSFORD	CM1 2WS	76	£3,289
£275,000	24/06/2022	F	FLAT 27	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN	95	£2,895
£325,000	27/06/2022	Т			19	HOLLY WAY		CHELMSFORD	CM2 9JU	56	£5,804
£260,000	27/06/2022	F	FLAT 5	KING GEORGE COURT		MOULSHAM STREET		CHELMSFORD	CM2 0JE	55	£4,727
£535,000		D			7	CASWELL MEWS		CHELMSFORD	CM2 6UQ	121	£4,421
£380,000	27/06/2022	S			28	PEMBROKE PLACE		CHELMSFORD	CM1 4AT	87	£4,368
£480,000		S			16	THE WESTERINGS	GREAT BADDOW	CHELMSFORD	CM2 8JE	125	£3,840
£625,000	27/06/2022	D			6	GREEN MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NL	175	£3,571
£360,000	28/06/2022				37	RUNSELL VIEW	DANBURY	CHELMSFORD	CM3 4PE	64	£5,625
£262,500	28/06/2022	S			4	CLIVEDEN CLOSE	· · · · · · · · · · · · · · · · · · ·	CHELMSFORD	CM1 2NP	75	£3,500
£440,000		T			27	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ	128	£3,438
£485,000	29/06/2022	D			2	THE WILLOWS	BOREHAM	CHELMSFORD	CM3 3DJ	93	£5,215
£425,000	29/06/2022	Т			25	PETREBROOK		CHELMSFORD	CM2 6QJ	82	£5,183
£340,000	29/06/2022	F			43	HARDY CLOSE		CHELMSFORD	CM1 1AE	68	£5,000
£540,000		D			3	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	134	£4,030
£525,000	29/06/2022	D			19	SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL	149	£3,523
£450,000	30/06/2022				70	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	53	£8,491
£676,200	30/06/2022	D			68	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DN	104	£6,502
£205,000	30/06/2022	T			78	BOUCHERS MEAD	GREAT BABBOTT	CHELMSFORD	CM1 6PJ	34	£6,029
£550,000	30/06/2022	S			47	FIFTH AVENUE		CHELMSFORD	CM1 4HB	92	£5,978
£480,467	30/06/2022				10	ST PETERS ROAD		CHELMSFORD	CM1 2SR	85	£5,653
£355,000	30/06/2022	T			75	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	67	£5,299
£189,995		F			75	CHESTER PLACE		CHELMSFORD	CM1 4NQ	38	£5,000
£420,000	30/06/2022	T			18	TEES ROAD		CHELMSFORD	CM1 7QH	87	£4,828
£472,500	30/06/2022				11	SAXON WAY	BROOMFIELD	CHELMSFORD	CM1 7QH	98	£4,828
£535,000	30/06/2022	D D			57	BEARDSLEY DRIVE	DIVOCIVII TELD	CHELMSFORD	CM1 77A	117	£4,573
£255,000	30/06/2022	F	26	LESLEY COURT	5/	RAINSFORD ROAD		CHELMSFORD	CM1 2WS	56	£4,554
£486,000	30/06/2022	S	26	LLSLET COURT	9	PRIORY CLOSE		CHELMSFORD	CM1 2VVS	107	£4,554 £4,542
£375,000					6	HAWKHURST CLOSE				84	
£3/5,000	30/06/2022	5			6	HAVVKHUKST CLUSE		CHELMSFORD	CM1 2SN	84	£4,464

£285,000	30/06/2022	T 31	EPPING CLOSE		CHELMSFORD	CM1 2TH	64	£4,453
£525,500	30/06/2022	S 226	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	119	£4,416
£525,000	30/06/2022	S 10	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	121	£4,339
£395,000	30/06/2022	T 11	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ	98	£4,031
£300,000	01/07/2022	S 29	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB	50	£6,000
£265,000	01/07/2022	F 1	BECKETTS COURT		CHELMSFORD	CM1 1QQ	57	£4,649
£483,000	01/07/2022	S 50	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	107	£4,514
£274,500	01/07/2022	T 60	NAVIGATION ROAD		CHELMSFORD	CM2 6ND	69	£3,978
£636,000	01/07/2022	D 8	GERNON CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HW	162	£3,926
£192,000	01/07/2022	F 72	BARNARD ROAD		CHELMSFORD	CM2 8SR	58	£3,310
£490,000	01/07/2022	S 140	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AQ	152	£3,224
£290,000	01/07/2022	T 7	WILLOW BANK		CHELMSFORD	CM2 8NX	92	£3,152

# Appendix 4: Employment unit asking prices

## Sourced from Rightmove March 2023

O.	ffice	- P	rir	ne

Office - Prime		
Listing	£/pcm	£/sqm/yr
£25yr/sqft	£11,250	£269.10
£5,779pcm 4,140sqft	£5,779	£180.30
£4,583pcm 2,703sqft	£4,583	£219.01
£3,750pcm 3,455sqft	£3,750	£140.20
£2,834pcm 1,790sqft	£2,834	£204.50
£2,229pcm/sqft	£16,209,288	£287,913.08
£2,030pcm 1,362sqft	£2,030	£192.52
£1,533pcm 1,840sqft	£1,533	£107.62
£1,363pcm 1,090sqft	£1,363	£161.52
£1,250pcm 644sqft	£1,250	£250.71
£1,159pcm 323sqft	£1,159	£463.48
£650pcm 217sqft	£650	£386.91
£639pcm 162sqft	£639	£509.49
£400pcm 135sqft	£400	£382.72
£529pcm/sqft	£3,846,888	£68,329.30
£189pcm/sqft	£1,374,408	£24,412.55
Lower Quartile		£180.30
Mean		£266.77
Median		£219.01
Upper Quartile		£382.72
Anomalies excluded		

#### Retail - Other

Listing	£/pcm	£/sqm/yr
£2,083pcm 1,174sqft	£2,083	£229.18
£2,083pcm 620sqft	£2,083	£433.96
£2,083pcm 1,173sqft	£2,083	£229.37
£1,875pcm 1,168sqft	£1,875	£207.35
£1,666pcm 1,750sqft	£1,666	£122.97
£1,666pcm 1,000sqft	£1,666	£215.19
£1,500pcm 969sqft	£1,500	£199.95
£1,500pcm 750sqft	£1,500	£258.33
£1,250pcm 711sqft	£1,250	£227.09
£917pcm 613sqft	£917	£193.22
£688pcm 345sqft	£688	£257.59
£333pcm 85sqft	£333	£506.03
Lower Quartile		£205.50
Mean		£256.69
Median		£228.13
Upper Quartile		£257.77

#### Office - Other

Office - Other		
Listing	£/pcm	£/sqm/yr
£10,000pcm 5,750sqft	£10,000	£224.64
£9,086pcm 3,965sqft	£9,086	£295.99
£2,599pcm 1,890sqft	£2,599	£177.62
£1,750pcm 1,048sqft	£1,850	£228.01
£1,625pcm 916sqft	£1,625	£229.14
£1,625pcm 273sqft	£1,625	£768.85
£1,500pcm	£1,500	U/K
£1,500pcm 993sqft	£1,500	£195.12
£1,500pcm 654sqft	£1,500	£296.25
£1,350pcm 772sqft	£1,350	£225.87
£1,250pcm 970sqft	£1,250	£166.45
£1,155pcm 431sqft	£1,155	£346.14
£1,063pcm 1,060sqft	£1,063	£129.53
£1,042pcm 541sqft	£1,042	£248.78
£917pcm 541sqft	£917	£218.94
£890pcm 930sqft	£890	£123.61
£833pcm 445sqft	£833	£241.79
£667pcm 305sqft	£667	£282.47
£600pcm 734sqft	£600	£105.59
£525pcm 188sqft	£525	£360.71
£500pcm 218sqft	£500	£296.25
£433pcm 276sqft	£433	£202.64
£429pcm 115sqft	£429	£481.85
£400pcm 180sqft	£400	£287.04
£400pcm 151sqft	£400	£342.16
£375pcm 183sqft	£375	£264.69
£360pcm 200sqft	£360	£232.50
£300pcm 250sqft	£300	£155.00
£166pcm 127sqft	£166	£168.83
£141pcm 86sqft	£141	£211.77
£93pcm 54sqft	£93	£222.45
Lower Quartile		£197.00
Mean		£257.69
Median		£228.58
Upper Quartile		£293.75
Anomalies excluded		
<del></del>		

### Distribution

Distribution		
Listing	£/pcm	£/sqm/yr
Warehouse £13,249pcm 12,719 sqft	£13,249	£134.55
Warehouse £6,104pcm 5,632sqft	£6,104	£139.99
Warehouse £5,380pcm 4,628sqft	£5,380	£150.16
Warehouse £5,000pcm 5,289sqft	£5,000	£122.11
Industrial £3,625pcm 2,866sqft	£3,625	£163.37
Warehouse £3,000pcm 2,584sqft	£3,000	£149.96
Industrial £2,500pcm 1,517sqft	£2,500	£212.87
Warehouse £2,450 4,800sqft	£2,450	£65.93
Storage £2,250pcm 4,500sqft	£2,250	£64.58
Industrial £2,042pcm 2,218sqft	£2,042	£118.92
Storage £1,300pcm 900sqft	£1,300	£186.57
Industrial £1,208pcm 1,063sqft	£1,208	£146.79
Industrial £1,208pcm 1,511sqft	£1,208	£103.27
Industrial £1,192pcm 1,100sqft	£1,192	£139.97
Warehouse and yard £1,000pcm 7,372sqft	£1,000	£17.52
Storage £800pcm 850sqft	£800	£121.57
Industrial £750pcm 350sqft	£750	£276.79
Storage £700pcm 900sqft	£700	£100.46
Industrial £650pcm 933sqft	£650	£89.99
Industrial £525pcm 625sqft	£525	£108.50
Industrial £400pcm 334sqft	£400	£154.69
Storage £347pcm 100sqft	£347	£448.21
Yard £300pcm 800sqft	£300	£48.44
Storage £250pcm 320sqft	£250	£100.91
Warehouse £200pcm 288sqft	£200	£89.70
Storage £150pcm 160sqft	£150	£121.09
Storage £140pcm 320sqft	£140	£56.51
Storage £140pcm 160sqft	£140	£113.02
Storage £140pcm 320sqft	£140	£56.51
Storage £130pcm 160sqft	£130	£104.95
Storage £125pcm 320sqft	£125	£50.46
Lower Quartile		£89.84
Mean		£127.69
Median		£118.92
Upper Quartile		£148.37

#### Retail - City Centre

Retail - City Centre		
Listing	£/pcm	£/sqm/yr
£7,875pcm 2,873sqft	£7,875	£354.05
£4,583pcm 2,703sqft	£4,583	£219.01
£3,750pcm 2,259sqft	£3,750	£214.42
£2,917pcm 1,439sqft	£2,917	£261.83
£2,750pcm 2,195sqft	£2,750	£161.83
£2,750pcm 2,325sqft	£2,750	£152.78
£2,750pcm 2,195sqft	£2,750	£161.83
£2,208pcm 889sqft	£2,208	£320.81
£1,958pcm 1,313sqft	£1,958	£192.62
£1,958pcm 1,313sqft	£1,958	£192.62
£1,917pcm 776sqft	£1,917	£319.09
£1,917pcm 741sqft	£1,917	£334.16
£1,833pcm 700sqft	£1,833	£338.23
£1,833pcm 935sqft	£1,833	£253.22
£1,583pcm 910sqft	£1,583	£224.69
£1,500pcm	£1,500	U/K
£1,500pcm 792sqft	£1,500	£244.63
£850pcm 270sqft	£850	£406.64
Lower Quartile		£192.62
Mean		£256.03
Median		£244.63
Upper Quartile		£320.81
Anomalies excluded		

Appendix 5: Residential appraisals – Chelmsford and Elsewhere

1	UNITS	_	300		Aff - rented	GF*	% of Aff	68.25	68		Density	0.5	units/ha	Total	12,245		Out Acres	Wider Ch	alm at a - d				
'				405	Shared Ow			10.50	1						12.245	١.			ieimsrora				
	Afford	lable	35%	105							Net:Gros	10%		Gross			Green Br						
					First Home	25%	% of Aff	26.25	20					Net	8.571	ha	Use	Agricultu	iral				
								105	10:	5													_
						arket							le for Rent		Shared C					First			
	Beds		Circulation	195		Rounded	m2		m2	Dirculatio			Rounded		11		Rounded	m2	26		Rounded	m2	
Terrace	2	73	0.0%	15%	29.25	29	2,117		70	0.0%	15%				20%	2.20			20%	5.20	4	280	
Terrace	3	86	0.0%	10%	19.50	20	1,720		84	0.0%	15%		10		15%	1.65		168	15%	3.90	4	336	
Terrace	4	97	0.0%		0.00				97	0.0%	5%					0.00		_		0.00	0	0	
Semi	2	81	0.0%	15%	29.25	29	2,349		79	0.0%	15%	10.20	10	790	25%	2.75	3	237	25%	6.50	7	553	
Semi	3	98	0.0%	20%	39.00	39	3,822		93	0.0%	15%	10.20	10	930	10%	1.10	1	93	10%	2.60	3	279	
Semi	4	106	0.0%	10%	19.50	20	2,120		106	0.0%	5%	3.40	4	424	10%	1.10	1	106	10%	2.60	3	318	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	19.50	20	2,600		115	0.0%		0.00		0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	19.50	20	2,800		119	0.0%		0.00	0	0		0.00	0	0		0.00	0		
Flat to5	1	40	10.0%	10%	19.50	18	792		39	10.0%	30%	20.40	21	901	20%	2.20	2	86	20%	5.20	5	215	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Π
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
				1002	195.00	195	18,320				1002	68.00	68	4.876	1002	11.00	- 11	830	1002	26.00	26	1,981	1
							-							-									
	-		BCIS								Occupan	ts		Populatio	on I		ha per dy	vellina					
	$\vdash$		Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op	en Space				
Terrace	2			1,402	1,402	3,237	4,538,274				Terrace	2	45	_	0			Strategio		ace			
Terrace	3			1,402	1,402	3,064	4,295,728				Terrace	3	36		Ö			Natural C					
Terrace	4			1,402	1,402	291					Terrace	4	3	-	Ö								
Semi	2			1,434	1,434	3,929	5,634,186				Semi	2	49	0	Ö								
Semi	3			1,434	1,434	5,124	7,347,816				Semi	3	53		Ö								
Semi	4			1,434	1,434	2,968	4,256,112				Semi	4	28	_	Ö					Open Sp	ace Requi	2,490	1
Det	3			1,647	1,647	-,					Det	3	1 0	_	Ö					Gross - N		3,673	
Det	4			1,647	1,647	2,600	4,282,200				Det	4	20	-	Ö		****	la		Shortfall			
Det	5			1,647	1,647	2,800	4,611,600				Det	5	20	_	Ö								
Flat to5	1			1,612	1,612	1,993	3,213,038				Flat to5	1	46	-	Ö								
Flat to5	2			1,612	1,612	,,,,,,	0				Flat to5	2	1 0	$\overline{}$	Ö		Summa			Const	ruction	Sale	eabl
Flat to5	3			1,612	1,612	ŏ	ŏ				Flat to5	3	Ť	_	ŏ			1	Units		Average	m2	
Flat 6+	1			1,306	1,306	ŏ	_				Flat 6+	1	Ť		ŏ		Market h	lousina	195	18,320	93.95		
Flat 6+	1 2			1,306	1,306	ŏ					Flat 6+	2	1 6	_	ŏ		Aff - rent		68	4,876	71.70		
Flat 6+	3			1,306	1,306	ŏ					Flat 6+	3	ì	-	ŏ			)wnership	11	830	75.44	822	-
1.140.07	<del>l                                     </del>			1,000	1,000	26,006	v				. 140.04	Ť	_	sidents	ŏ		First Hor		26	1,981	76.17		
						20,000	1.484	£1=2												***	10.11	2222	
							1,404	-1											500				_

GF 100 U									Rounded	-	Modellin	-		Area ha			Characte						
2	UNITS		100			% of Aff	22.75	23	-	Density		units/ha		4.082			Wider Ch	elmsford					
	Afford	lable	35%	35	5 Shared Ow 10%			3.50	4		Net:Gros	70%		Gross	4.082	ha	Green Bi	Green					
					First Home	25%	% of Aff	8.75		_				Net	2.857	ha	Use	Agricultu	ral				
								35	36														
					М	arket							le for Re	ent	\$	hared O	Dwnership			First Homes			
	Beds	m2	Circulation	65		Rounded	m2		m2	Dirculatio	23		Rounded				Rounded	m2	9	B	ounded	m2	
Terrace	2	73	0.0%	15%	9.75	10	730		70	0.0%	15%	3.45	3		20%	0.80	1	70	20%	1.80	2	140	
Terrace	3	86	0.0%	10%	6.50	7	602		84	0.0%	15%	3.45			15%	0.60	1	84	15%	1.35	1	84	
Terrace	4	97	0.0%		0.00	0	-		97	0.0%	5%	1.15		97		0.00		_		0.00	0	0	
Semi	2	81	0.0%	15%	9.75	10			79	0.0%	15%	3.45		316	25%	1.00		79	25%	2.25	2	158	
Semi	3	98	0.0%	20%	13.00	13	1,274		93	0.0%	15%	3.45	4	372	10%	0.40	0	0	10%	0.90	1	93	
Semi	4	106	0.0%	10%	6.50	7	742		106	0.0%	5%	1.15	1	106	10%	0.40	0	0	10%	0.90	1	106	
Det	3	120	0.0%		0.00	0			102	0.0%		0.00		0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	6.50	7	910		115	0.0%		0.00		0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	6.50	7	980		119	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	6.50	4	176		39	10.0%	30%	6.90	7	300	20%	0.80	1	43	20%	1.80	2	86	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	65.00	65	6,224				1002	23.00	23	1,653	1002	4.00	4	276	1002	9.00	9	667	
			BCIS								Occupani	ts		Populati	on		ha per d	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op					
Terrace	2			1,402	1,402	1,150	1,612,300				Terrace	2	16	0	0		0.0040	Strategio	Open Sp	ace			
Terrace	3			1,402	1,402	1,022	1,432,844				Terrace	3	12	0	0		0.0024	Natural C	) pen Spac	e			
Terrace	4			1,402	1,402	97	135,994				Terrace	4	1	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	1,363	1,954,542				Semi	2	17	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	1,739	2,493,726				Semi	3	18	0	0		0.0000	0.0000					
	4			1,434	1,434	954	1,368,036				Semi	4	9	0	0		0.0000	0.0000		Open Spac	e Requi	0.830	
Semi				1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	t	1.224	
Semi Det	3					242					Det	4	7	0	0		****	ha		Shortfall /	Surplus	0.394	
	3			1,647	1,647	910	1,498,770							0	0								
Det	_			1,647 1,647	1,647 1,647	980	1,498,770 1,614,060				Det	5	7										
Det Det	4										Det Flat to5	5 1	14										
Det Det Det	5			1,647	1,647	980	1,614,060 975,260						14 0	ō	0		Summa	r <b>y</b>		Constru	ction	Salea	ъb
Det Det Det Flat to5	5 1			1,647 1,612	1,647 1,612	980 605	1,614,060 975,260 0				Flat to5	1		0	0		Summa	r <del>y</del>	Units		ction vverage	Salea m2	
Det Det Det Flat to5 Flat to5	4 5 1 2			1,647 1,612 1,612	1,647 1,612 1,612	980 605 0	1,614,060 975,260 0				Flat to5 Flat to5	1 2	0	0	0		Summa Market I	Ĺ	Units 65				
Det Det Det Flat to5 Flat to5 Flat to5	5 1 2 3			1,647 1,612 1,612 1,612	1,647 1,612 1,612 1,612	980 605 0	1,614,060 975,260 0 0				Flat to5 Flat to5 Flat to5	1 2 3	0	0 0	0			lousing		m2 A	werage	m2 .	
Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 5 1 2 3			1,647 1,612 1,612 1,612 1,906	1,647 1,612 1,612 1,612 1,906	980 605 0 0	1,614,060 975,260 0 0				Flat to5 Flat to5 Flat to5 Flat 6+	1 2 3 1	0	0 0 0	0 0		Market h Aff - ren	lousing	65	m2 A 6,224	verage 95.75	m2 6,208	A
Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	4 5 1 2 3 1 2			1,647 1,612 1,612 1,612 1,906 1,906	1,647 1,612 1,612 1,612 1,612 1,906	980 605 0 0	1,614,060 975,260 0 0 0				Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	1 2 3 1	0 0 0 0	0 0 0	0 0		Market h Aff - ren	lousing ted Ownership	65	m2 A 6,224 1,653	95.75 71.88	m2 . 6,208 1,626	

■ GF - 4									Rounded	4	Modellin	-		Area ha			Characte						
3	UNITS		40		Aff - rented		% of Aff	9.1	9		Density		units/ha	Total	1.429			Wider Ch	elmsford				
	Afford	lable	35%	14	Shared Ow	10%		1.40	1		Net:Gros	80%		Gross	1.429	ha	Green Br	Green					
					First Home	25%	% of Aff	3.5	4					Net	1.143	ha	Use	Agricultu	ral				
								14	14														
					м	arket					Af	fordabl	e for R	ent	S	hared C	)wnershi	P		First	lomes		
	Beds	m2	Circulation	26		Rounded			m2	Dirculatio	9		Rounded		1		Rounded	m2	4		Rounded	m2	
Terrace	2	73	0.0%	15%	3.90		292		70	0.0%	15%	1.35	1	70	20%	0.20	0	0	20%	0.80	1	70	
Terrace	3	86	0.0%	10%		3	258		84	0.0%	15%	1.35	1	84	15%	0.15		0	15%	0.60	1	84	
Terrace	4	97	0.0%		0.00	0	-		97	0.0%	5%		1	97		0.00				0.00	0	-	_
Semi	2	81	0.0%	15%	3.90	4	324		79	0.0%	15%	1.35	1	79	25%	0.25	1	79	25%	1.00	1	79	
Semi	3	98	0.0%	20%	5.20	5	490		93	0.0%	15%	1.35	1	93	10%	0.10	0	0	10%	0.40	0	0	
Semi	4	106	0.0%	10%	2.60	3	318		106	0.0%	5%	0.45	1	106	10%	0.10	0	0	10%	0.40	0	0	
Det	3	120	0.0%		0.00	0	-		102	0.0%		0.00		0		0.00		0		0.00	0	0	
Det	4	130	0.0%	10%		3	390		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	2.60	3	420		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	2.60	1	44		39	10.0%	30%	2.70	3	129	20%	0.20	0	0	20%	0.80	1	43	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	Π
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Π
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Π
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Π
				1002	26.00	26	2,536				1002	9.00	9	658	1002	1.00	1	79	1002	4.00	4	276	1
			BCIS								Occupani	ts		Populatio	on .		ha per dy	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	en Space				
Terrace	2			1,402	1,402	432	605,664				Terrace	2	6	0	0		0.0040	Strategic	Open Spa	ice			
Terrace	3			1,402	1,402	426	597,252				Terrace	3	5	0	0		0.0024	Natural O	pen Spac	2			
Terrace	4			1,402	1,402	97	135,994				Terrace	4	1	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	561	804,474				Semi	2	7	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	583	836,022				Semi	3	6	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	424	608,016				Semi	4	4	0	0		0.0000	0.0000		Open Sp	ace Requ	0.332	
Det	3			1,647	1,647	0					Det	3	0	0	0		0.0000	0.0000		Gross - N	let	0.286	
Det	4			1,647	1,647	390	642,330				Det	4	3	0	0		****	ha		Shortfall	/ Surplus	-0.046	
Det	5			1,647	1,647	420	691,740				Det	5	3	0	0								
E1 E	1			1,612	1,612	216	347,547				Flat to5	1	5	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summa	7		Const	ruction	Sale	eabl
Flat to5				1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	A
_	3			1,906	1,306	0	0				Flat 6+	1	0	0	0		Market H	lousing	26	2,536	97.54	2,532	
Flat to5	3			1,000							E1 + 6	2	0	0	0		Aff - rent		9	658	73.08	646	
Flat to5 Flat to5	_			1,306	1,306	0	ㅣ  이				Flat 6+	~							~	650	13.00	040	1
Flat to5 Flat to5 Flat 6+	1				1,906 1,906	0					Flat 6+	3	ő	ŏ	0			wnership	1	79	79.00	79	-
Flat to5 Flat to5 Flat 6+ Flat 6+	1 2			1,906		_	Ö						Ö		0			lwnership	1 4				

4	UNITS		20		Aff - rented	65%	% of Aff	4.55		5	Density	30	units/ha	Total	0.833		Sub Area	Wider Ch	elmsford				
•	Afford		35%	7	Shared Ow			0.70	_	1	Net:Gros			Gross	0.833		Green Br		cimprora				
	Alloid	abic	33%	- '	First Home		% of Aff	1.75	-	-	ract.caros	00%		Net	0.667			Agricultur	1				
					First nome	204	4 or Arr	1.15	-					lvet	0.001	na	Use	Agricultul	rai				
								ı	,	의													
						arket						fordabl	e for R		3	hared C	)wnershi		- 1	First			
-	Beds		Circulation	13		Rounded			m2	Dirculatio			Rounded		1		Rounded	m2	2		Rounded	m2	
Terrace	2	73	0.0%	15%	1.95				70	0.0%	15%	0.75		70	20%	0.20		0	20%	0.40	0	0	
Terrace	3	86	0.0%	10%	1.30		86		84	0.0%	15%	0.75		84	15%	0.15			15%	0.30	0	0	
Terrace	4	97	0.0%		0.00				97	0.0%	5%	0.25				0.00		0		0.00	0	0	
Semi	2	81	0.0%	15%	1.95				79	0.0%	15%	0.75		79	25%	0.25		79	25%	0.50	2	158	
Semi	3	98	0.0%	20%	2.60				93	0.0%	15%	0.75			10%	0.10		_	10%	0.20	0	0	
Semi	4	106	0.0%	10%	1.30				106	0.0%	5%	0.25			10%	0.10	_	0	10%	0.20	0	0	
Det	3	120	0.0%		0.00				102	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	1.30		130		115	0.0%		0.00				0.00	_	_		0.00	0	0	
Det	5	140	0.0%	10%	1.30		140		119	0.0%		0.00				0.00		0		0.00	0	0	
Flat to5	1	40	10.0%	10%	1.30		44		39	10.0%	30%	1.50			20%	0.20		_	20%	0.40	0	0	
Flat to5	2	65	10.0%		0.00				61	10.0%		0.00				0.00	_	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00				74	10.0%		0.00				0.00				0.00	0	0	
Flat 6+	1	40	15.0%		0.00				39	15.0%		0.00				0.00	_			0.00	0	0	
Flat 6+	2	65	15.0%		0.00				61	15.0%		0.00				0.00	_	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00				74	15.0%		0.00		_		0.00	_	0		0.00	0	0	
				1002	13.00	13	1,214				1002	5.00	5	319	1002	1.00	1	79	1002	2.00	2	158	
			BCIS								Occupant			Populatio	on .		ha per dy	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	en Space				
Terrace	2			1,402	1,402						Terrace	2	3	0	0			Strategic					
Terrace	3			1,402	1,402	170	238,340				Terrace	3	2	0	0		0.0024	Natural O	pen Space	2			
Terrace	4			1,402	1,402						Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434						Semi	2	6	0	0		0.0000	0.0000					
Semi	3			1,434	1,434						Semi	3	3	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008				Semi	4	2	0	0		0.0000	0.0000		Open Sp	ace Requi	0.166	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	let	0.167	
Det	4			1,647	1,647	130	214,110				Det	4	1	0	0		****	ha		Shortfall	/ Surplus	0.001	
Det	5			1,647	1,647	140	230,580				Det	5	1	0	0								
Det				1,612	1,612	130	209,238				Flat to5	1	3	0	0								
	1			1,612	1,612	0	0				Flat to5	2	0	0	0		Summai	7		Const	ruction	Sale	abl
Det	1 2					0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	Αv
Det Flat to5	<del></del>			1,612	1,612								-	0	0		Market H						
Det Flat to5 Flat to5	2			1,612 1,906	1,612 1,906		-				Flat 6+	1	0	J 01		1		lousing (	13	1,214	93.38	1,210	١ :
Det Flat to5 Flat to5 Flat to5	2					ō	Ö				Flat 6+ Flat 6+	2	0	_	0		Aff - rent		13	1,214 319	93.38 63.76	1,210	_
Det Flat to5 Flat to5 Flat to5 Flat 6+	3			1,906	1,906	0	0							0				ed	13 5				
Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 1 2			1,306 1,306	1,906 1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ed Wnership	13 5 1 2	319	63.76	311	

		arpan								Rounded	4	Modellin	-		Area ha			Characte						
5		UNITS		12		Aff - rented	65%	% of Aff	2.73	3	i	Density	30	units/ha	Total	0.500		Sub Area	Wider Cl	nelmsford				
		Afford	lable	35%	4.2	Shared Ow	10%		0.42	0	ı	Net:Gros	80%		Gross	0.500	ha	Green Br	Green					
						First Home	25%	% of Aff	1.05	-	ī				Net	0.400	ha	Use	Agricultu	ıral				
									4.2	4														
						м	arket		-			A1	fordabl	e for Re	ent	S	hared O	)wnershi	ip		First	lomes		Т
		Beds	m2	Circulation	8		Rounded	m2		m2	Dirculatio	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2	1
Terr	race	2	73	0.0%		0.00	0	0		70	0.0%	15%	0.45	1	70	20%	0.00	0			0.20	- 1	70	Æ
Terr	race	3	86	0.0%		0.00	0	0		84	0.0%	15%	0.45	1	84	15%	0.00	0	0	15%	0.15	0	0	1
Terr		4	97	0.0%		0.00	0	0		97	0.0%	5%	0.15	0	0		0.00	0	0		0.00	0	0	1
Sem	ni	2	81	0.0%		0.00	0	0		79	0.0%	15%	0.45	0	0	25%	0.00	0	0	25%	0.25	0	0	1
Semi	ni	3	98	0.0%	60%	4.80	4	392		93	0.0%	15%	0.45	0	0	10%	0.00	0	0	10%	0.10	0	0	1
Sem	ni	4	106	0.0%		0.00	0	0		106	0.0%	5%	0.15	0	0	10%	0.00	0	0	10%	0.10	0	0	仁
Det		3	120	0.0%		0.00	0	ō		102	0.0%		0.00	_	0		0.00		_		0.00	Ö	0	1
Det		4	130	0.0%	20%	1.60	2	260		115	0.0%		0.00	_	0		0.00		_		0.00	Ö	0	仁
Det		5	140	0.0%	20%	1.60	2	280		119	0.0%		0.00	_	0		0.00		_		0.00	Ö	0	仁
Flat		1	40	10.0%		0.00	ō			39	10.0%	30%		_	43	20%	0.00		_		0.20	Ö	0	仁
Flat		2	65	10.0%		0.00	0			61	10.0%		0.00				0.00		_		0.00	Ö	0	仁
Flat		3	80	10.0%		0.00	0	ō		74	10.0%		0.00		0		0.00		0		0.00	Ö	0	仁
Flat	6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Æ
Flat	6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat	6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Æ
					1002	8.00	8	932				1002	3.00	3	197	1002	0.00	0	0	1002	1.00	1	70	1
																								1
				BCIS								Occupan	ts		Populati	on		ha per di	welling					
				Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terr	race	2			1,402	1,402	140	196,280				Terrace	2	2	0	0				Open Spa	ice			
Terr	race	3			1,402	1,402	84	117,768				Terrace	3	1	0	0				)pen Spac				
Terr	race	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000						
Sem	ni	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Sem	ni	3			1,434	1,434	392	562,128				Semi	3	4	0	0		0.0000	0.0000					
Sem	ni	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Sp	ace Requi	0.100	ı]
Det		3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N		0.100	1
Det		4			1,647	1,647	260	428,220				Det	4	2	0	0		****	ha		Shortfall	/ Surplus	0.000	4
Det		5			1,647	1,647	280					Det	5	2	0	0								
Flat	to5	1			1,612	1,612	43	69,155				Flat to5	1	1	0	0								
Flat	to5	2			1,612	1,612	0					Flat to5	2	0	0	0		Summa	7		Const	ruction	Sale	
Flat	to5	3			1,612	1,612	0	_				Flat to5	3	0	0	0				Units	m2		m2	
Flat		1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market h		8	932	116.50	932	
	6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - ren	ted	3	197	65.63	193	$\Gamma$
Flat		-			1,906	1,306	0	0				Flat 6+	3	0	0	0		Shared C	)wnership	0	0	70.00	0	Т
Flat Flat	6+	3			1,000	.,																		
	6+	3			1,000	1,000	1,199	1,834,711						Re	sidents	0		First Hor	nes	1	70 <b>1,199</b>	70.00	70 <b>1,195</b>	

field - 12									Rounded	_	Modellin	-		Area ha			Characte						
	UNITS		125		Aff - rented		% of Aff	28.438	28	-	Density		units/ha		2.747			Wider Ch	nelmsford				
	Afford	lable	35%	43.75	Shared Ow	10%		4.38	4		Net:Gros	70%		Gross	2.747	ha	Green Bi	Brown					
					First Home	25%	% of Aff	10.938	1	1				Net	1.923	ha	Use	PDL					
								43.75	43	3													
					M	arket					A	fordabl	le for Re	ent	S	hared O	wnerski	ip		First	Homes		
	Beds	m2	Circulation	81		Rounded	m2		m2	Dirculatio	28		Rounded	m2	4		Rounded	m2	11		Rounded	m2	
Terrace	2	73	0.0%	25%	20.25	20	1,460		70	0.0%	15%	4.20	4	280	40%	1.60	2	140	40%	4.40	4	280	
Terrace	3	86	0.0%	25%	20.25	20			84	0.0%	10%	2.80	3		25%	1.00	1	84	25%	2.75	3	252	
Terrace	4	97	0.0%	10%	8.10	8	776		97	0.0%	10%	2.80		291	10%	0.40	0	0	10%	1.10	1	97	
Semi	2	81	0.0%		0.00	0			79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	15%	12.15	13	1,274		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	10%	8.10	8	848		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Flat to5	1	40	10.0%	5%	4.05	4	176		39	10.0%	30%	8.40	8		10%	0.40	1	43	10%	1.10	1	43	
Flat to5	2	65	10.0%	10%	8.10	8	572		61	10.0%	20%	5.60	6	403	10%	0.40	0	0	10%	1.10	1	67	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	15%	4.20	4	326	5%	0.20	0	0	5%	0.55	1	81	Г
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Π
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
				1002	81.00	81	6,826				1002	28.00	28	1,894	1002	4.00	- 4	267	1002	11.00	11	820	1
			BCIS								Occupan			Population	on		ha per di	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op					
Terrace	2			1,402	1,402	2,160	3,028,320				Terrace	a	30	0	0			Strategio					
Terrace	3			1,402	1,402	2,308	3,235,816				Terrace	3	27	0	0		0.0024	Natural C	)pen Spac	e			
Terrace	4			1,402	1,402	1,164	1,631,928				Terrace	4	12	0	0		0.0000						
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	1,274	1,826,916				Semi	3	13	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	848	1,216,032				Semi	4	8	0	0		0.0000	0.0000		Open Sp	ace Requi	1.038	
Det	3			1,647	1,647	0	_				Det	3	0		0		0.0000			Gross - I		0.824	
Det	4			1,647	1,647	0					Det	4	0	0	0		****	ha		Shortfall	/ Surplus	-0.213	
Det	5			1,647	1,647	0					Det	5	0		0								
Flat to5	1			1,612	1,612	605	975,260				Flat to5	1	14	_	0								
Flat to5	2			1,612	1,612	1,042	1,679,220				Flat to5	2	15	0	0		Summa	7			ruction	Sale	_
Flat to5	3			1,612	1,612	407	656,084				Flat to5	3	5	0	0				Units	m2	Average		
Flat 6+	1			1,306	1,306	0	0				Flat 6+	1	0	0	0		Market I	lousing	81	6,826	84.27	6,758	
Flat 6+	2			1,306	1,306	0	0				Flat 6+	2	0	0	0		Aff - ren		28	1,894	67.66	1,797	
Flac O+	3			1,306	1,306	0	0				Flat 6+	3	0	0	0		Shared C	)wnership	4	267	66.73	263	Г
Flat 6+															-								_
	Ľ					9,808	14,249,576						Re	sidents	0		First Ho	nes	11	820	74.58	803 <b>9.621</b>	

field - 50	) Urbai	• Are	<b>.</b>					- 1	Rounded	I	Modellin	9		Area ha			Characte	ristics					
1	UNITS	:	50		Aff - rented	65%	% of Aff	11.375	1	1	Density	65	units/ha	Total	0.962		Sub Area	Wider Ch	elmsford				
	Afford	dable	35%	17.5	Shared Ow	10%		1.75	2		Net:Gros	80%		Gross	0.962	ha	Green Br	Brown					
					First Home	25%	% of Aff	4.375	4					Net	0.769	ha	Use	PDL					
								17.5	17	7													
					М	arket					Af	fordabl	e for Re	ent	s	hared O	wnershi	ip		First H	omes		
	Beds	m2	Circulation	33		Rounded	m2		m2	Dirculatio	11		Rounded	m2	2		Rounded	m2	4	F	Rounded	m2	П
Terrace	2	73	0.0%	25%	8.25	8	584		70	0.0%	15%	1.65	2	140	40%	0.80	1	70	40%	1.60	3	210	Г
Terrace	3	86	0.0%	25%	8.25	8	688		84	0.0%	10%	1.10	1	84	25%	0.50	1	84	25%	1.00	1	84	Г
Terrace	4	97	0.0%	10%	3.30	3	291		97	0.0%	10%	1.10	1	97	10%	0.20	0	0	10%	0.40	0	0	Г
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Semi	3	98	0.0%	15%	4.95	5	490		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	П
Semi	4	106	0.0%	10%	3.30	4	424		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	П
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	П
Det	4	130	0.0%		0.00	0	Ö		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	Ö		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	1.65	2	88		39	10.0%	30%	3.30	3	129	10%	0.20	0	0	10%	0.40	0	0	
Flat to5	2	65	10.0%	10%	3.30	3	215		61	10.0%	20%	2.20			10%	0.20	0	0	10%	0.40	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	15%	1.65	2	163	5%	0.10	0	0	5%	0.20	0	0	Г
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	П
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
				1002	33.00	33	2,780				1002	11.00	11	747	1002	2.00	2	154	1002	4.00	4	294	П
																							П
			BCIS								Occupant	ts		Populatio	on I		ha per dy	welling					
			Lower Q	Median	Used	m2						Beds	Count	perunit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	1,004	1,407,608				Terrace	2	14	. 0	0			Strategic		ace			
Terrace	3			1,402	1,402	940	1,317,880				Terrace	3	11	0	0			Natural C					
Terrace	4			1,402	1,402	388	543,976				Terrace	4	4	0	0		0.0000						
Semi	2			1,434	1,434	0	. 0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	490	702,660				Semi	3	5	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	424	608,016				Semi	4	4	Ö	Ö		0.0000			Open Spa	ce Regui	0.415	
Det	3			1,647	1,647	0	. 0				Det	3	0	0	0		0.0000	0.0000		Gross - N		0.192	Г
Det	4			1,647	1,647	0	0				Det	4	0	0	0		****	ha .		Shortfall	Surplus	-0.223	Г
	5			1,647	1,647	0	Ö				Det	5	Ö	Ö	Ö								Т
Det	-			1,612	1,612	217	349,320				Flat to5	1	5	0	0								
Det Flat to5	1 1	-		1,612	1,612	349	562,104				Flat to5	2	5	0	0		Summa	re		Constr	uction	Sale	ab
	2						262,434				Flat to5	3	2	0	ō			ĺ	Units		Average		
Flat to5	<del>-</del>			1,612	1,612	163							<del></del>	1 3	ō		Market h						
Flat to5 Flat to5	2			1,612 1,906	1,612 1,906	163					Flat 6+	1	l o	l ol	UI		LIVIALNOCLE	tousina l	33	2,780	84.23	2,752	1
Flat to5 Flat to5 Flat to5	3			1,906	1,906		0				Flat 6+ Flat 6+	2	0		- 0		Aff - rent		33 11	2,780 747		2,752 708	
Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 1 2			1,906 1,906	1,906 1,906	0	0				Flat 6+		_	Ö	0		Aff - ren	ted	11	747	67.88	708	
Flat to5 Flat to5 Flat to5 Flat 6+	3			1,906	1,906	0	0					2	0	Ö	_		Aff - ren	ted )wnership				-	

	Orpai	Are							Rounded	1	Modellin	-		Area ha			Characte						
8	UNITS		25		Aff - rented		% of Aff	5.6875	6	5	Density	65	units/ha	Total	0.592		Sub Area	Wider Ch	elmsford				
	Afford	lable	35%	8.75	Shared Ow	10%		0.88		1	Net:Gros	80%		Gross	0.481	ha	Green Br	Brown					
					First Home	25%	% of Aff	2.1875	2	2				Net	0.385	ha	Use	PDL					
								8.75		9													
					M	arket					Af	fordabl	e for Re	ent	S	hared O	wnershi	ip		First H	omes		
	Beds	m2	Circulation	16		Rounded	m2		m2	Dirculatio	6		Rounded	m2	1		Rounded	m2	2	F	ounded	m2	
Terrace	2	73	0.0%	25%	4.00	4	292		70	0.0%	15%	0.90	1	70	40%	0.40	1	70	40%	0.80	1	70	
Terrace	3	86	0.0%	25%	4.00	4	344		84	0.0%	10%	0.60	1	84	25%	0.25	0	0	25%	0.50	1	84	
Terrace	4	97	0.0%	10%	1.60	2	194		97	0.0%	10%	0.60	1	97	10%	0.10	0	0	10%	0.20	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	15%	2.40	2	196		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	10%	1.60	2	212		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	0.80	1	44		39	10.0%	30%	1.80	2	86	10%	0.10	0	0	10%	0.20	0	0	
Flat to5	2	65	10.0%	10%	1.60	1	72		61	10.0%	20%	1.20	1	67	10%	0.10	0	0	10%	0.20	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	15%	0.90	0	0	5%	0.05	0	0	5%	0.10	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	16.00	16	1,354				1002	6.00	6	404	1002	1.00	1	70	1002	2.00	2	154	
	П		BCIS								Occupan	ts		Populatio	on .		ha per di	welling					
			Lower Q	Median	Used	m2						Beds	Count	perunit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	502	703,804				Terrace	2	7	0	0		0.0040	Strategio	Open Sp	ace			
Terrace	3			1,402	1,402	512	717,824				Terrace	3	6	0	0			Natural C					
Terrace	4			1,402	1,402	291	407,982				Terrace	4	3	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	196	281,064				Semi	3	2	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008				Semi	4	2	0	0		0.0000	0.0000		Open Spa	ce Requi	0.208	
Det	3			1,647	1,647	0	. 0				Det	3	0	0	0		0.0000	0.0000		Gross - N		0.036	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		****	ha		Shortfall /	Surplus	-0.111	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	130	209,238				Flat to5	1	3	0	0								
Flat to5	2			1,612	1,612	139	223,423				Flat to5	2	2	0	0		Summa	re		Constru	iction	Salea	abl
Flat to5	3			1,612	1,612	0	0				Flat to5	3	ō	Ö	0				Units		Average	m2 /	_
Flat 6+	1			1,906	1,306	Ö	ō				Flat 6+	1	Ö	Ö	0		Market h	lousing	16	1,354	84.59	1,343	- (
Flat 6+	2			1,906	1,306	0					Flat 6+	2	ō	0	0		Aff - ren		6	404	67.32	390	_
Flat 6+	3			1,906	1,306	0	<u></u>				Flat 6+	3	ō	6	0			Ownership	1	70	77.00	70	
				.,	.,	1,981	2,847,343				1		D.	sidents	0		First Hor		2	154	77.00	154	
						1,301	2.041.3431																

ield - 12									Rounded	_	Modellin			Area ha			Characte						
	UNITS		12		Aff - rented		% of Aff	2.73	3	-	Density		units/ha		0.185			Wider Ch	elmsford				
	Afford	dable	35%	4.2	Shared Ow			0.42		<u>)</u>	Net:Gros	100%		Gross	0.185	ha	Green Br	Brown					
					First Home	25%	% of Aff	1.05		1				Net	0.185	ha	Use	PDL					
								4.2	- 4	ī													
					м	arket					Af	fordabl	e for Re	ent	S	hared C	)wnershi	ip		First H	lomes		_
	Beds	m2	Circulation	8		Rounded	m2		m2	Dirculatio	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2	ē
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0	100%	0.00	0	0	100%	1.00	1	70	ō
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	õ
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	õ
Semi	2	81	0.0%	30%	2.40	2	162		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	- 0	õ
Semi	3	98	0.0%	40%	3.20	4	392		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ō
Semi	4	106	0.0%	30%	2.40	2	212		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ō
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	ō	0	ō
Det	4	130	0.0%		0.00		_		115	0.0%		0.00	0	0		0.00	1 0	_		0.00	ō	- 0	ď
Det	5	140	0.0%		0.00		_		119	0.0%		0.00	0	0		0.00		_		0.00	ō	- 0	ō
Flat to5	1	40	10.0%		0.00	1 6	_		39	10.0%	50%	1.50	2	86		0.00	1 0	_		0.00	Ö	- 0	ō
Flat to5	2	65	10.0%		0.00	0	ō		61	10.0%	50%	1.50	1	67		0.00	0	0		0.00	ō	0	ō
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	ō
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	õ
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	õ
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	- 0	õ
				1002	8.00	8	766				1002	3.00	3	153	1002	0.00	0	0	1002	1.00	1	70	ī
																							_
	$\overline{}$		BCIS								Occupant	ts		Populatio	on		ha per d	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	70	98,140				Terrace	2	1	0	0			Strategio		ace			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Spac	e			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000						
Semi	2			1,434	1,434	162	232,308				Semi	2	2	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	392	562,128				Semi	3	4	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008				Semi	4	2	0	0		0.0000	0.0000		Open Spa	ce Requi	0.100	ō
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	let	0.000	ō
Det	4			1,647	1,647	0	0				Det	4	0	0	0		****	la		Shortfall	/ Surplus	-0.100	ō
Det	5			1,647	1,647	0	0				Det	5	0	0	0								_
Flat to5	1			1,612	1,612	86	138,310				Flat to5	1	2	0	0								
Flat to5	2			1,612	1,612	67	108,165				Flat to5	2	1	0	0		Summa	7		Constr	uction	Sal	ī
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	ē
Flat 6+	1			1,906	1,306	0	0				Flat 6+	1	0	0	0		Market I	lousing	8	766	95.75	766	6
Flat 6+	2			1,906	1,306	0	0				Flat 6+	2	0	0	0		Aff - ren	ted	3	153	50.97	139	ā
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared C	)wnership	0	0	70.00	0	ō
						989	1,443,059						Re	sidents	0		First Ho	nes	1	70	70.00	70	õ
l	1	ı																					-

0		UNITS		250		Aff - rented	65%	% of Aff	56.875	57	7	Density	80	units/ha	Total	4.464		Sub Area	Wider Ch	elmsford				
-		Afford		35%	87.5	Shared Ow	10%		8.75	9		Net:Gros			Gross	4.464	ho	Green Br						
		1111010	4010	05.4	01.5	First Home		% of Aff	21.875	22		1000.010.	10.0		Net	3.125		Use	PDL					
						T II SC HOILE	234	4 VI AII	87.5	88					1444	0.125	114	OSC	FDE					
						M	arket		01.5		4	Af	fordahl	e for Re	·nt	2	hared (	wnershi	n		First H	omes.		$^{\pm}$
		Beds	m2	Circulation	163		Rounded	m2		m2	Dirculatio			Rounded	m2	9		Rounded	m2	22		Rounded	m2	+
Te	errace	2	73	0.0%	100	0.00	0	0		70	0.0%		0.00	0		Ť	0.00	0	0		0.00	0	0	-
	errace	3	86	0.0%		0.00	0	-		84	0.0%		0.00	ŏ			0.00		_		0.00	ŏ	_	4
	errace	4	97	0.0%		0.00	0	_		97	0.0%		0.00	ŏ			0.00	Ö	_		0.00	0		4
	emi	2	81	0.0%		0.00	0	_		79	0.0%		0.00	ŏ			0.00	Ö	_		0.00	0	0	t
	emi	3	98	0.0%		0.00	0	_		93	0.0%		0.00	ŏ	ŏ		0.00	ŏ	_		0.00	0		t
	emi	4	106	0.0%		0.00	0	_		106	0.0%		0.00	0	0		0.00	0	_		0.00	0	0	1
D		3	120	0.0%		0.00	0	ō		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	t
D		4	130	0.0%		0.00	0	_		115	0.0%		0.00	0	0		0.00				0.00	0	0	仁
D		5	140	0.0%		0.00	0	ō		119	0.0%		0.00	0	0		0.00	0			0.00	0	0	t
	lat to5	1	40	10.0%	5%		8	352		39	10.0%	35%	19.95	20	858	20%	1.80	2	86	20%	4.40	4	172	t
	lat to5	2	65	10.0%	50%	81.50	82	5,863		61	10.0%	30%	17.10	17		45%	4.05			45%	9.90	10		
	lat to5	3	80	10.0%	45%	73.35	73	6,424		74	10.0%	35%	19.95	20		35%	3.15			35%	7.70	8	651	
FI	lat 6+	1	40	15.0%		0.00	0	. 0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	T
FI	lat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
FI	lat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
					1002	163.00	163	12,639				1002	57.00	57	3,627	1002	9.00	9	598	1002	22.00	22	1,494	1
																								1
Г				BCIS								Occupant	s		Populatio	on.		ha per dy	velling					
Т				Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
To	еггасе	2			1,402	1,402	0	0				Terrace	2	0	0	0		0.0040	Strategio	Open Spa	ace			
To	еггасе	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Spac	e			
To	еггасе	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Se	emi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Se	emi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Se	emi	4			1,434	1,434	0	_				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requi		
D	et	3			1,647	1,647	0	_				Det	3	0		0		0.0000	0.0000		Gross - N		1.339	
D		4			1,647	1,647	0	_				Det	4	0	0	0		****	la e		Shortfall /	Surplus	-0.736	
D.		5			1,647	1,647	0	0				Det	5	0	_	0								
_	lat to5	1			1,612	1,612	1,467	2,365,449				Flat to5	1	34	0	0								
	lat to5	2			1,612	1,612	7,943	12,804,277				Flat to5	2	113		0		Summa	7		Constru		Sale	_
_	lat to5	3			1,612	1,612	8,947	14,423,203				Flat to5	3	104	0	0				Units		Average		
_	lat 6+	1			1,906	1,906	0	-				Flat 6+	1	0	_	0		Market H		163	12,639	77.54	11,490	
FI	lat 6+	2			1,906	1,906	0	_				Flat 6+	2	0	0	0		Aff - rent		57	3,627	63.63	3,297	
FI	lat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	_	0			)wnership	9	598	66.49	544	
							18,358	29,592,935						Re	sidents	0		First Hor	nes	22	1,494	67.90	-,	
								1,612													****		****	

d BF 250	UNITS		250		Aff - rente	650	% of Aff	56.875	Rounded 51	_	Modellin Density		units/ha	Area ha	1,953		Characte	Wider Cl	alm of a sel				
11				07.5				8,75							1,953				neimsrora				
	Afford	lable	35%	01.5	Shared Ow					-	Net:Gros	80%		Gross			Green Br						
					First Home	25%	% of Aff	21.875	22					Net	1.563	ha	Use	PDL					
								87.5	88	31													
						arket							e for Re			hared O				First	Homes		
	Beds		Circulation	162		Rounded			m2	Dirculatio	57		Rounded				Rounded	m2	22		Rounded	m2	
Terrace	2	73	0.0%		0.00				70	0.0%		0.00				0.00	0	_		0.00	0	0	-
Terrace	3	86	0.0%		0.00				84	0.0%		0.00				0.00	0			0.00	0	0	-
Terrace	4	97	0.0%		0.00				97	0.0%		0.00	0			0.00	0	_		0.00	0	0	-
Semi	2	81	0.0%		0.00				79	0.0%		0.00	0	_		0.00	0			0.00	0	0	
Semi	3	98	0.0%		0.00		0		93	0.0%		0.00				0.00	0			0.00	0	0	-
Semi	4	106	0.0%		0.00		0		106	0.0%		0.00	0			0.00	0	_		0.00	0	0	
Det	3	120	0.0%		0.00				102	0.0%		0.00	0			0.00	0			0.00	0	0	
Det	4	130	0.0%		0.00		0		115	0.0%		0.00				0.00	0	-		0.00	0	0	-
Det	5	140	0.0%		0.00		0		119	0.0%		0.00	0			0.00	0	-		0.00	0	0	_
Flat to5	1	40	10.0%		0.00				39	10.0%		0.00				0.00	0	-		0.00	0	0	_
Flat to5	2	65	10.0%		0.00		0		61	10.0%		0.00	0			0.00	0	-		0.00	0	0	_
Flat to5	3	80	10.0%		0.00				74	10.0%		0.00	0			0.00	0	_		0.00	0	0	
Flat 6+	1	40	15.0%	5%		8			39	15.0%	35%	19.95			20%	1.80	α		20%	4.40	4	179	
Flat 6+	2	65	15.0%	50%			-1		61	15.0%	30%	17.10			45%	4.05	4	281	45%	9.90	10	702	
Flat 6+	3	80	15.0%	45%	72.90	73	6,716		74	15.0%	35%	19.95	20	1,702	35%	3.15	3	255	35%	7.70	8	681	
				1002	162.00	162	13,139				1002	57.00	57	3,792	1002	9.00	9	626	1002	22.00	22	1,562	
			BCIS								Occupant			Population	on		ha per dy						
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op					
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0		0.0040	Strategio	Open Spa	ice			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	)pen Spac	e			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434		0				Semi	3	0	_	_		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Sp	ace Requi	2.075	
Det	3			1,647	1,647	0	0				Det	3	0	_	_		0.0000	0.0000		Gross - I		0.391	
Det	4			1,647	1,647		0				Det	4	0	0	0		****	ha		Shortfall	/ Surplus	-1.684	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Det	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5				1,612	1,612	0	0				Flat to5	2	0	0	0		Summa	7		Const	ruction	Sale	abl
	2			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	A
Flat to5	3			1,010							Election.	1	34	0	0		Market H	lousing	162	13,139	81.10	11,425	Г
Flat to5 Flat to5				1,906	1,906	1,534	2,923,995				Flat 6+												
Flat to5 Flat to5 Flat to5	3				1,906 1,906		2,923,995 15,685,236				Flat 6+	2	112	0	0		Aff - rent	ed	57	3,792	66.52	3,297	
Flat to5 Flat to5 Flat to5 Flat 6+	3			1,906		8,229								0				ed Iwnership	57 9				
Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	3 1 2			1,906 1,906	1,906	8,229	15,685,236 17,828,915				Flat 6+	2	112 104					wnership	$\overline{}$	3,792	66.52	3,297	

d BF 155									Rounded	-	Modellin			Area ha			Characte						
2	UNITS	:	155		Aff - rented		% of Aff	35.263	35		Density		units/ha	Total	1.938		Sub Area	Wider Cl	elmsford				
	Afford	dable	35%	54.25	Shared Ow			5.43	5		Net:Gros	80%		Gross	1.938	ha	Green Br	Brown					
					First Home	25%	% of Aff	13.563	14					Net	1.550	ha	Use	PDL					
								54.25	54														Т
					M	arket					Af	fordabl	e for Re	ent	S	hared C	)waershi	P		First I	Homes		]
	Beds		Circulation	101		Rounded	m2		m2	Dirculatio	35		Rounded	m2	5		Rounded	m2	14		Rounded	m2	2
Terrace	2	73	0.0%		0.00	0			70	0.0%		0.00				0.00	_	0		0.00	0	0	4
Terrace	3	86	0.0%		0.00	0			84	0.0%		0.00	_	0		0.00	_	0		0.00	0		1
Terrace	4	97	0.0%		0.00	0			97	0.0%		0.00		0		0.00	0	0		0.00	0		į.
Semi	2	81	0.0%		0.00	0			79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Į.
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00		0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Į.
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	1	40	10.0%	5%	5.05	5	220		39	10.0%	35%	12.25	12	515	20%	1.00	1	43	20%	2.80	3	129	ıŢ.
Flat to5	2	65	10.0%	50%	50.50	51	3,647		61	10.0%	30%	10.50	11		45%	2.25	2	134	45%	6.30	6	403	
Flat to5	3	80	10.0%	45%	45.45	45	3,960		74	10.0%	35%	12.25	12	977	35%	1.75	2	163	35%	4.90	5	407	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
				1002	101.00	101	7,827				1002	35.00	35	2,230	1002	5.00	5	340	1002	14.00	14	938	T
																							Τ
			BCIS								Occupant	s e		Populati	on		ha per dy	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op					
Terrace	2			1,402	1,402	0					Terrace	2	0	0	0		0.0040	Strategio	Open Spa	ace			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	lpen Spac	e			
Terrace	4			1,402	1,402	0					Terrace	4	0	0	0		0.0000						
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	_				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	_				Semi	4	0	0	0		0.0000			Open Sp	ace Requi		1
Det	3			1,647	1,647	0					Det	3	0	0	0		0.0000			Gross - N	det	0.388	;
Det	4			1,647	1,647	0					Det	4	0	0	0		****	ha -		Shortfall	/ Surplus	-0.899	1
Det	5			1,647	1,647	0	_				Det	5	0	_	0								I
Flat to5	1			1,612	1,612	906	1,461,117				Flat to5	1	21		0								
Flat to5	2			1,612	1,612	4,921	7,933,297				Flat to5	2	70		0		Summa	7		Const	ruction	Sale	ca
Flat to5	3			1,612	1,612	5,507	8,876,639				Flat to5	3	64	0	0				Units	m2	Average	m2	2]/
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	lousing	101	7,827	77.49	7,115	
	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ed	35	2,230	63.71	2,027	Æ
Flat 6+				1,306	1,906	0					Flat 6+	3	0	0	0			wnership	5	340	67.98	309	ıТ
Flat 6+	3			1,300	1,000						Flac O+												1
	3			1,306	1,300	11,334	18,271,053				Flat 0+		_	sidents	ō		First Hon		14	938	67.02	853	

13		UNITS	:	155		Aff - rented	65%	% of Aff	35,263	35	3	Density	160	units/ha	Total	1,211		Sub Area	Wider Ch	elmsford				
-		Afford		35%	54.25	Shared Ow			5.43	- 5		Net:Gros			Gross	1.211	ha	Green Br						
		1111011		05.6	34.23	First Home		% of Aff	13.563	14	_	1100.0101	00.		Net	0.969		Use	PDL					
						1 1134 1101114	25.6		54.25	54					1000	0.000		050	100					
						м	arket		34.23		4	Af	fordabl	e for Re	-at	2	bared (	wnershi			First H	0845		1
		Beds	m2	Circulation	101		Rounded	m2		m2	Dirculatio			Rounded	m2	5		Rounded	m2	14		Rounded	m2	t
1	Terrace	2	73			0.00	0	0		70	0.0%		0.00	0		-	0.00	0	0		0.00	0	0	t
	Terrace	3	86			0.00	0	-		84	0.0%		0.00	ŏ			0.00	_			0.00	ŏ	0	t
	Terrace	4	97			0.00	0	_		97	0.0%		0.00	0	0		0.00	0			0.00	Ö	0	t
	Semi	2	81			0.00	0			79	0.0%		0.00	-	0		0.00	0	ò		0.00	Ö	0	t
	Semi	3	98			0.00	0	ō		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	t
	Semi	4	106			0.00	0	ō		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	t
	Det	3	120			0.00	Ö	Ö		102	0.0%		0.00	ō	Ö		0.00	Ö	Ö		0.00	Ö	0	Τ
	Det	4	130			0.00	0	Ö		115	0.0%		0.00	0	0		0.00	0	0		0.00	ō	0	Γ
	Det	5	140			0.00	0	Ö		119	0.0%		0.00	0	0		0.00	0	0		0.00	ō	0	Γ
	Flat to5	1	40			0.00	0	0		39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	Π
	Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
	Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	Γ
	Flat 6+	1	40	15.0%	5%	5.05	5	230		39	15.0%	35%	12.25	12	538	20%	1.00	1	45	20%	2.80	3	135	Π
	Flat 6+	2	65	15.0%	50%	50.50	51	3,812		61	15.0%	30%	10.50	11	772	45%	2.25	2	140	45%	6.30	6	421	Γ
	Flat 6+	3	80	15.0%	45%	45.45	45	4,140		74	15.0%	35%	12.25	12	1,021	35%	1.75	2	170	35%	4.90	5	426	Γ
					1002	101.00	101	8,182				1002	35.00	35	2,331	1002	5.00	5	355	1002	14.00	14	981	
				BCIS								Occupant	ts		Populatio	o o		ha per dy	velling					
				Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op-	en Space				
	Terrace	2			1,402	1,402	0					Terrace	a	0	0	0			Strategic	Open Spa	ce			
	Terrace	3			1,402	1,402	0	_				Terrace	3	0	0	0		0.0024	Natural O	lpen Spac	2			
Ŀ	Terrace	4			1,402	1,402	0	_				Terrace	4	0	0	0		0.0000	0.0000					
_ [:	Semi	2			1,434	1,434	0	_				Semi	2	0	0	0		0.0000	0.0000					
_ [:	Semi	3			1,434	1,434	0					Semi	3	0	0	0		0.0000	0.0000					
	Semi	4			1,434	1,434	0	_				Semi	4	0		0		0.0000	0.0000		Open Spa			
_	Det	3			1,647	1,647	0	_				Det	3	0		0		0.0000	0.0000		Gross - N		0.242	
_	Det	4			1,647	1,647	0					Det	4	0	·	0		****	ha		Shortfall /	Surplus	-0.424	L
	Det	5			1,647	1,647	0	_				Det	5	0		0								
_	Flat to5	1			1,612	1,612	0	_				Flat to5	1	0		0								L
	Flat to5	2			1,612	1,612	0	_				Flat to5	2	0		0		Summa	7		Constr		Sale	_
	Flat to5	3			1,612	1,612	0	0				Flat to5	3	0		0				Units		Average	m2	
_	Flat 6+	1			1,306	1,906	948	1,806,126				Flat 6+	1	21				Market H		101	8,182	81.01	7,115	L
-	Flat 6+	2			1,306	1,906	5,145	9,806,561				Flat 6+	2	70	_	0		Aff - rent		35	2,331	66.60	2,027	L
_[!	Flat 6+	3			1,306	1,906	5,757	10,972,651				Flat 6+	3	64		0			wnership	5	355	71.07	309	L
				$\perp$			11,850	22,585,338						Re	sidents	0		First Hor	nes	14	981	70.07	853	L
								1,906												455	11,850		****	1

BF 75										Rounded	1	Modellin	9		Area ha			Characte	ristics					
14	l l	JNITS		75		Aff - rented	65%	% of Aff	17.063	17	7	Density	85	units/ha	Total	1.103		Sub Area	Wider Ch	elmsford				
	1	Affords	ble	35%	26.25	Shared Ow	10%		2.63	3	3	Net:Gros	80%		Gross	1.103	ha	Green Br	Brown					
						First Home	25%	% of Aff	6.5625	7	7				Net	0.882	ha	Use	PDL					
									26.25	27	7													
						М	arket					Af	fordabl	le for R	ent	S	hared O	wnershi	iP		First I	lomes		
	E	Beds	m2	Circulation	48		Rounded	m2		m2	Dirculatio	17		Rounded	m2	3		Rounded	m2	7		Rounded	m2	
Terra	ce	2	73	0.0%		0.00	0	0		70	0.0%		0.00		0		0.00	0	0		0.00	0	0	
Terra	ce	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terra	ce	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi		2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi		3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi		4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det		3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det		4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det		5	140	0.0%		0.00	0	0		119	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Flat t	to5	1	40	10.0%	5%	2.40	2	88		39	10.0%	35%	5.95	6		20%	0.60	1	43	20%	1.40	1	43	
Flatit	to5	2	65	10.0%	50%	24.00	24	1,716		61	10.0%	30%	5.10	5	336	45%	1.35	- 1	67	45%	3.15	4	268	
Flat t	to5	3	80	10.0%	45%	21.60	22	1,936		74	10.0%	35%	5.95	6	488	35%	1.05	1	81	35%	2.45	2	163	1
Flat 6	6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6	6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6	6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
					1002	48.00	48	3,740				1002	17.00	17	1,081	1002	3.00	3	191	1002	7.00	7	474	
				BCIS								Occupant			Populati	on		ha per dy						
				Lower Q		Used	m2						Beds	Count	per unit				Local Op					
Terra	ice	2			1,402	1,402	0		_			Terrace	2	0		0			Strategio					
Terra	ice	3			1,402	1,402	0	0				Terrace	3	0				0.0024	Natural C	)pen Spac	2			
Terra	ice	4			1,402	1,402	0	0				Terrace	4	0	0			0.0000						
Semi		2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi		3			1,434	1,434	0	0				Semi	3	0				0.0000						
Semi		4			1,434	1,434	0	0				Semi	4	0	0			0.0000	0.0000		Open Spa	ice Requi	0.623	
		3			1,647	1,647	0	·				Det	3	0				0.0000			Gross - N		0.221	
Det		4			1,647	1,647	0					Det	4	0		_		****	ha		Shortfall	/ Surplus	-0.402	
Det		4				4047	0	1 0				Det	5	0										
		5			1,647	1,647	-									0								
Det Det Flat t	_	5			1,612	1,612	431	695,094				Flat to5	1	10	_									_
Det Det	_	5					431 2,387	695,094 3,847,844				Flat to5 Flat to5	1 2	10 34	0	0		Summa	7		Constr	uction		
Det Det Flat t	to5	5			1,612	1,612	431	695,094 3,847,844					<u> </u>		0	0		Summa	r <b>y</b>	Units	m2	uction Average		
Det Det Flat t	to5 to5	5 1 2			1,612 1,612	1,612 1,612	431 2,387	695,094 3,847,844 4,301,783				Flat to5	2	34	0	0		Market h	lousing	Units 48			m2 3,400	Av
Det Det Flat t Flat t	to5 to5 6+	5 1 2 3			1,612 1,612 1,612 1,906 1,906	1,612 1,612 1,612	431 2,387 2,669	695,094 3,847,844 4,301,783 0				Flat to5 Flat to5	2	34 31	0	0		Market h	lousing ted		m2	Average 77.92 63.61	m2 3,400 983	Av
Det Det Flat t Flat t Flat t	to5 to5 6+	5 1 2 3			1,612 1,612 1,612 1,906	1,612 1,612 1,612 1,906	431 2,387 2,669	635,034 3,847,844 4,301,783 0				Flat to5 Flat to5 Flat 6+	3	34 31 0	0	0		Market h	lousing	48	m2 3,740	Average 77.92	m2 3,400	Ave 7
Det Det Flat t Flat t Flat t Flat 6	to5 to5 6+	5 1 2 3 1 2			1,612 1,612 1,612 1,906 1,906	1,612 1,612 1,612 1,906 1,906	431 2,387 2,669 0	695,094 3,847,844 4,301,783 0 0				Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 1 2	34 31 0 0	0	0 0		Market h	lousing ted )wnership	48 17	m2 3,740 1,081	Average 77.92 63.61	m2 3,400 983	5

BF 35	LINETO		Q.F.		A 66	er.		7.9625	Rounded	-	Modellin			Area ha	0.400		Characte		almost a cal				
5	UNITS		35	40.05	Aff - rented		% of Aff			2	Density		units/ha		0.438			Wider Cl	ielmstord				
	Afford	fable	35%	12.25	Shared Ow			1.23		1	Net:Gros	100%		Gross	0.438		Green Br						
					First Home	25%	% of Aff	3.0625	3	_				Net	0.438	ha	Use	PDL					
								12.25	12	2]													_
						arket							e for Re			Shared C				First H			┸
	Beds		Circulation	23		Rounded			m2	Dirculatio	8		Rounded	m2	1		Rounded	m2	3		Rounded	m2	_
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	_		0.00	0	0	4
Terrace	3	86	0.0%		0.00	0	_		84	0.0%		0.00	0			0.00		_		0.00	0		4
Terrace	4	97	0.0%		0.00	0	_		97	0.0%		0.00	0			0.00	0	_		0.00	0	0	4
Semi	2	81	0.0%		0.00	0	_		79	0.0%		0.00	0			0.00	0	_		0.00	0	0	4
Semi	3	98	0.0%		0.00	0	_		93	0.0%		0.00	0			0.00	0			0.00	0		4
Semi	4	106	0.0%		0.00	0			106	0.0%		0.00	0			0.00	0			0.00	0	0	4
Det	3	120	0.0%		0.00	0	_		102	0.0%		0.00	0			0.00	0	_		0.00	0	0	4
Det	4	130	0.0%		0.00	0	_		115	0.0%		0.00	0			0.00				0.00	0		_
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0			0.00	0			0.00	0	0	_
Flat to5	1	40	10.0%	5%		1	44		39	10.0%	35%	2.80	3		20%			_	20%	0.60	1	43	
Flat to5	2	65	10.0%	50%	11.50	12			61	10.0%	30%	2.40			45%			67	45%	1.35	1	67	
Flat to5	3	80	10.0%	45%	10.35	10			74	10.0%	35%	2.80	3		35%				35%	1.05	1	81	_
Flat 6+	1	40	15.0%		0.00	0			39	15.0%		0.00	0	0		0.00	0			0.00	0	0	4
Flat 6+	2	65	15.0%		0.00	0			61	15.0%		0.00	0			0.00	0			0.00	0	0	_
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0			0.00	0			0.00	0	0	
				1002	23.00	23	1,782				1002	8.00	8	507	1002	1.00	1	67	1002	3.00	3	191	
			BCIS								Occupant			Populatio	on		ha per dy						
			Lower Q	Median	Used	m2						Beds	Count	perunit				Local Op					
Terrace	2			1,402	1,402	0					Terrace	2	0	0	0			Strategio					
Terrace	3			1,402	1,402	0	_				Terrace	3	0	_	0			Natural C	)pen Spac	2			
Terrace	4			1,402	1,402	0					Terrace	4	0	_	0	_	0.0000						
Semi	2			1,434	1,434	0	_				Semi	2	0	_	0	_	0.0000	0.0000					
Semi	3			1,434	1,434	0	_				Semi	3	0	_		-	0.0000	0.0000					_
Semi	4			1,434	1,434	0	_				Semi	4	0	0	0		0.0000	0.0000		Open Spa			
Det	3			1,647	1,647	0					Det	3	0		0	_	0.0000	0.0000		Gross - N		0.000	
Det	4			1,647	1,647	0					Det	4	0	·	0	-	****	ha		Shortfall	Surplus	-0.291	1
Det	5			1,647	1,647	0	-				Det	5	0	_	0	_							
Flat to5	1			1,612	1,612	216					Flat to5	1	5	0	0	_							
Flat to5	2			1,612	1,612	1,126					Flat to5	2	16		0		Summa	7		Constr		Sale	_
Flat to5	3			1,612	1,612	1,206	1,943,427				Flat to5	3	14	_	0	_			Units		Average	m2	
	1			1,906	1,906	0	_				Flat 6+	1	0	0	0		Market h		23	1,782	77.48	1,620	
Flat 6+				1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ted	8	507	63,39	461	1
Flat 6+	2					0	0				Flat 6+	3	0	0	0		Shared C	)wnership	1	67	67.10	61	il
	3			1,906	1,906		-				Flat O+			_		-				~''			
Flat 6+				1,306	1,306	2,548	-				Flat 6+			sidents	0	-	First Hor		3	191	63.80	174 2,316	

12									Rounded	_	Modellin			Area ha			Characte						
5	UNITS		12		Aff - rented		% of Aff	2.73			Density		units/ha	Total	0.160			Wider Ch	elmsford				
	Afford	lable	35%	4.2	Shared Ow	10%		0.42	(		Net:Gros	100%		Gross	0.160	ha	Green Br	Brown					
					First Home	25%	% of Aff	1.05		1				Net	0.160	ha	Use	PDL					
								4.2	-	ı													
					М	arket					Af	fordabl	e for Re	ent		Shared C	)waershi	ip		First H	omes		
	Beds	m2	Circulation	8		Rounded	m2		m2	Dirculatio	3		Rounded	m2	0		Rounded	m2	1	F	Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	2	65	10.0%	50%	4.00	4	286		61	10.0%	100%	3.00	3	201	100%	0.00	0	0	100%	1.00	1	67	
Flat to5	3	80	10.0%	50%	4.00	4	352		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	8.00	8	638				1002	3.00	3	201	1002	0.00	0	0	1002	1.00	1	67	
			BCIS								Occupant	ts		Populati	on		ha per di	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategio	Open Spa	ce			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Space	:			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requi	0.052	
	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	et	0.000	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		****	la		Shortfall /	Surplus	-0.052	
Det				1,647	1,647	0	0				Det	5	0	0	0								
	5				4.040	0	0				Flat to5	1	0	0	0								
Det				1,612	1,612							2	8	0	0		Summa	7		Constr	iction	Sale	able
Det Det	5			1,612 1,612	1,612	554	893,693				Flat to5	_				1							
Det Det Flat to5	5					-					Flat to5	3	4	. 0	0	1	ı		Units	m2	Average	m2	Ave
Det Det Flat to5 Flat to5	5 1 2			1,612	1,612	554	567,424						4	_	0		Market h	lousing	Units 8	m2 638		m2 580	
Det Det Flat to5 Flat to5 Flat to5	5 1 2 3			1,612 1,612	1,612 1,612	554 352	567,424 0				Flat to5	3		Ö	0		Market h		_		Average		7
Det Det Flat to5 Flat to5 Flat to5 Flat to5	5 1 2 3			1,612 1,612 1,906	1,612 1,612 1,906	554 352 0	567,424 0				Flat to5 Flat 6+	3	ō	0	0		Aff - ren		8	638	Average 79.75	580	7 6
Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	5 1 2 3 1 2			1,612 1,612 1,906 1,906	1,612 1,612 1,906 1,906	554 352 0	567,424 0 0				Flat to5 Flat 6+ Flat 6+	3 1 2	0	0	0		Aff - ren	ted )wnership	8	638 201	Average 79.75 67.10	580 183	Aver 6: 6: 6: 6: 6: 6: 6: 6: 6: 6: 6: 6: 6:

GF -9									Rounded	-	Modellin	_		Area ha			Characte						
7	UNITS		9		Aff - rented		% of Aff	0	0	-	Density		units/ha		0.300			Wider Cl	helmsford				
	Afford	dable	0%	0	Shared Ow			0.00	0	-	Net:Gros	100%		Gross	0.300		Green Bi						
					First Home	25%	% of Aff	0						Net	0.300	ha	Use	Paddock					
								0															4
						arket						fordabl	le for R	ent		Shared C	)wnershi			First	Homes		]
	Beds		Circulation	9		Rounded			m2	Dirculatio	0		Rounded		0		Rounded		0		Rounded	m2	_
Terrace	2	73	0.0%		0.00	0	_		70	0.0%		0.00		0		0.00		_		0.00	0	0	-
Terrace	3	86	0.0%		0.00	0	_		84	0.0%		0.00	0	0		0.00		0		0.00	0	0	٥
Terrace	4	97	0.0%		0.00	0	_		97	0.0%		0.00				0.00		_		0.00	0	0	-
Semi	2	81	0.0%		0.00	0	-		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥
Semi	3	98	0.0%	67%	6.03	6	588		93	0.0%		0.00	_	0		0.00		0		0.00	0	0	٥
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥
Det	3	120	0.0%		0.00	0			102	0.0%		0.00	0	0		0.00		0		0.00	0	0	٥
Det	4	130	0.0%	22%	1.98	2	260		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥
Det	5	140	0.0%	11%	0.99	1	140		119	0.0%		0.00	_	0		0.00	0	0		0.00	0	0	٥
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	40%	0.00		0		0.00	0	0		0.00	0	0	٥
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	40%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	٥
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	٥
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	히
				1002	9.00	9	988				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	٦Ē
																							Т
			BCIS								Occupan			Population	on		ha per di	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategio	Open Sp	ice			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	)pen Spac	e			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000						
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0	1	0.0000	0.0000					
Semi	3			1,434	1,434	588	843,192				Semi	3	6	0	0		0.0000	0.0000					Т
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Sp	ace Requi	0.022	2
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - I	Vet	0.000	٥
Det	4			1,647	1,647	260	428,220				Det	4	2	0	0		****	ha		Shortfall	/ Surplus	-0.022	2
Det	5			1,647	1,647	140	230,580				Det	5	1	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summa	ry		Const	ruction	Sal	leal
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	27/
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market I	Housing	9	988	109.78	988	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - ren	ted	0	0	109.78	0	ा
	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared C	Ownership	0	0	109.78	0	ा
Flat 6+																						_	_
Flat 6+	+ -					988	1,501,992						Re	sidents	0		First Ho	mes	0	0	109.78	0	이

GF - 4									Rounded		Modellin			Area ha			Characte						
8	UNITS		4		Aff - rented		% of Aff	0	(	-	Density		units/ha	Total	0.133			Wider Ch	elmsford				
	Afford	lable	0%	0	Shared Ow			0.00	(		Net:Gros	100%		Gross	0.133		Green Br						
					First Home	25%	% of Aff	0	(	-				Net	0.133	ha	Use	Paddock					
								0	(	0													
						arket					Af	fordabl	e for R	ent			)waershi			First	lomes		
	Beds		Circulation	4		Rounded		-	m2	Dirculatio	0		Rounded		0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%		0.00				70	0.0%		0.00	0			0.00	0	-		0.00	0	0	
Terrace	3	86	0.0%		0.00			-	84	0.0%		0.00	0			0.00	_	_		0.00	0	0	
Terrace	4	97	0.0%		0.00	0			97	0.0%		0.00	0	_		0.00	0			0.00	0	0	
Semi	2	81	0.0%		0.00		_		79	0.0%		0.00	0	-		0.00	0	-		0.00	0	0	
Semi	3	98	0.0%	50%	2.00				93	0.0%		0.00	0			0.00	0	-		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	_		0.00	0	0	
Det	3	120	0.0%		0.00				102	0.0%		0.00	0			0.00	0	-		0.00	0	0	
Det	4	130	0.0%	25%	1.00	1	130		115	0.0%		0.00	0			0.00	0	_		0.00	0	0	
Det	5	140	0.0%	25%	1.00	1	140	-	119	0.0%		0.00	0			0.00	0	-		0.00	0	0	
Flat to5	1	40	10.0%		0.00				39	10.0%	35%	0.00	0			0.00	0	-		0.00	0	0	
Flat to5	2	65	10.0%		0.00				61	10.0%	50%	0.00	0		100%		0	-	100%	0.00	0	0	
Flat to5	3	80	10.0%		0.00	0			74	10.0%	15%	0.00	0	_		0.00	0	-		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0			39	15.0%		0.00	0			0.00	0			0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0			0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0			74	15.0%		0.00	0			0.00	0	0		0.00	0	0	
				1002	4.00	4	466				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	
	$\perp$		BCIS								Occupant			Populatio	)n		ha per dy						
	$\perp$		Lower Q	Median	Used	m2					=	Beds	Count	perunit				Local Ope					
Terrace	2			1,402	1,402	0					Terrace	2	0		0			Strategic					
Terrace	3			1,402	1,402	0		_			Terrace	3	0		0			Natural O	pen Space	2			
Terrace	4			1,402	1,402	0					Terrace	4	0		0	-	0.0000	0.0000					
Semi	2			1,434	1,434	0					Semi	2	0		0	_	0.0000	0.0000					
Semi	3			1,434	1,434	196					Semi	3	2	_	0	-	0.0000	0.0000					
Semi	4			1,434	1,434	0					Semi	4	0	0	0	_	0.0000	0.0000			ace Requi	0.010	
Det	3			1,647	1,647	0					Det	3	0	0	0	_	0.0000	0.0000		Gross - N		0.000	-
Det	4			1,647	1,647	130					Det	4	1	0	0	-	****	ha .		Shortfall	/ Surplus	-0.010	
Det	5			1,647	1,647	140					Det	5	1	0	0	_							
Flat to5	1			1,612	1,612	0	_				Flat to5	1	0		0	_							
Flat to5	2			1,612	1,612			_			Flat to5	2	0		0	-	Summa	7			ruction	Sale	
Flat to5	3			1,612	1,612	0	_				Flat to5	3	0	_	0				Units		Average	m2	
Flat 6+	1			1,306	1,906	0	_	-			Flat 6+	1	0	0	0	-	Market H		4	466	116.50	466	
Flat 6+	2			1,306	1,906	0		-			Flat 6+	2	0		0	-	Aff - rent		0	0	116.50	0	-
Flat 6+	3			1,306	1,906	0					Flat 6+	3	0	0	0		Shared C	lwnership	0	0	116.50	0	
	1 7		1 7			466	725,754	1			1 1		D.	sidents	0		First Hon	nes	ol	0	116,50	. 0	
	$\perp$		$\overline{}$			400		€/m2					ne	3144						466		466	

Plot									Rounded		Modellin	9		Area ha			Characte	ristics					
9	UNIT	S	1		Aff - rented	65%	% of Aff	0	0		Density	30	units/ha	Total	0.033		Sub Area	Wider Ch	elmsford				
	Affor	dable	0%	0	Shared Ow	10%		0.00	0	ı	Net:Gros	100%		Gross	0.033	ha	Green Br	Green					
					First Home	25%	% of Aff	0	0					Net	0.033	ha	Use	Paddock					
								0	0														
					м	arket					Af	fordabl	e for Re	ent	S	hared O	wnershi	P		First I	omes		1
	Beds	m2	Circulation	1		Rounded	m2		m2	Dirculatio	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	5	140	0.0%	100%	1.00	1	140		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	1
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
				1002	1.00	1	140				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	1
	$\Box$	T	BCIS								Occupant	s		Populati	on		ha per dy	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategic	Open Spa	ice			
Terrace	3	1		1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Space	2			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requi	0.002	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N		0.000	
	4			1,647	1,647	0					Det	4	0	0	0		****	ha		Shortfall	/ Surplus	-0.002	
Det	5			1,647	1,647	140	230,580				Det	5	1	0	0								
Det				1,612	1,612	0	0				Flat to5	1	0	0	0								
_						0	0				Flat to5	2	0	0	0		Summa	7		Constr	uction	Sale	eab
Det	1	+-		1,612	1,612	, ,						3	0	0	0				Units	m2	Average	m2	A
Det Flat to	1 2			1,612 1,612	1,612 1,612	0					Flat to5										merager		
Det Flat to5 Flat to5	1 2						0				Flat to5 Flat 6+	1	Ö	0	0		Market H	lousing	1	140	140.00	140	
Det Flat to5 Flat to5 Flat to5	1 2 3			1,612	1,612	0	0				-		0	_	0		Market H Aff - rent		1 0				ŀ
Flat to5 Flat to5 Flat to5 Flat 6+	1 2 3			1,612 1,906	1,612 1,906	0	0				Flat 6+	1	<u> </u>	Ö	0		Aff - rent		1		140.00		1
Plat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	1 2 3 1 2			1,612 1,906 1,906	1,612 1,906 1,906	0	0 0 0				Flat 6+ Flat 6+	1 2	0	ō	0		Aff - rent	ed Iwnership	1 0	140 0	140.00 140.00	140 0	1

Brown - 3									Rounded		Modellin			Area ha			Characte						
:0	UNITS		9		Aff - rented		% of Aff	0	(	-	Density		units/ha		0.222			Wider Ch	elmsford				
	Afford	dable	0%	0	Shared Ow			0.00	(		Net:Gros	100%		Gross	0.200		Green Br						
					First Home	25%	% of Aff	0	(	0				Net	0.200	ha	Use	PDL					
								0	(	)													
						arket					Af	fordabl	e for R	ent			)wnershi			First I	lones		
	Beds		Circulation	9		Rounded			m2	Dirculatio	0		Rounded		0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%	23%	2.07				70	0.0%		0.00				0.00		-		0.00	0	0	_
Terrace	3	86	0.0%	54%					84	0.0%		0.00	0	_		0.00				0.00	0	0	_
Terrace	4	97	0.0%		0.00				97	0.0%		0.00	0	_		0.00		-		0.00	0	0	_
Semi	2	81	0.0%		0.00				79	0.0%		0.00	0			0.00		-		0.00	0	0	-
Semi	3	98	0.0%		0.00		0		93	0.0%		0.00	0	0		0.00		-		0.00	0	0	
Semi	4	106	0.0%		0.00		0		106	0.0%		0.00	0	0		0.00	0			0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	-		0.00	0	0	_
Det	4	130	0.0%		0.00				115	0.0%		0.00	0			0.00				0.00	0	0	_
Det	5	140	0.0%		0.00		0		119	0.0%		0.00	0	0		0.00	0			0.00	0	0	
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	2	65	10.0%		0.00				61	10.0%	30%	0.00	0	0	100%	0.00			100%	0.00	0	0	
Flat to5	3	80	10.0%	23%	2.07	2	176		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Γ
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Γ
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
				1002	9.00	9	752				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	1
			BCIS								Occupant	s		Populatio	on .		ha per dy	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op-	en Space				
Terrace	2			1,402	1,402	146	204,692				Terrace	2	2	0	0			Strategic	Open Spa	ice			
Terrace	3			1,402	1,402	430	602,860				Terrace	3	5	0	0		0.0024	Natural O	pen Space	è			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Sp	ace Requi	0.022	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	let	0.000	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		****	la		Shortfall	/ Surplus	-0.022	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summa	7		Const	ruction	Sale	eabl
Flat to5	3			1,612	1,612	176	283,712				Flat to5	3	2	0	0				Units	m2	Average	m2	A
	1			1,906	1,906	0	. 0				Flat 6+	1	0	0	0		Market h	lousing	9	752	83.56	736	
Flat 6+	_			1,906	1,906		0				Flat 6+	2	0	0	0		Aff - rent		0	0	_	0	-
Flat 6+	2		-				-				Flat 6+	3	0	1 6	0		Shared C	)wnership	0	- 0	83.56	0	-
	3			1,906	1,906	0	, ,				Flat O+			1 01					~ 1		00.50		1
Flat 6+				1,906	1,306	752					Flat 6+		·	sidents	0		First Hor		ő	0	83.56	Ö	-

21		UNITS		6		Aff - rented	65%	% of Aff	0	0	1	Density	45	units/ha	Total	0.167		Sub Area	Wider Ch	elmsford				
-		Afford		0%	0	Shared Ow	10%		0.00		1	Net:Gros			Gross	0.167		Green Br						
		ranoic	abic	0.4		First Home		% of Aff	0.00		-	1400.000	00%		Net	0.133		Use	PDL					
						T it's Crioine	23%	401011	Ö						1460	0.100	114	OSC	FDL					
							arket				4	1.6	6 J - L I	e for Re			1 d C		_		First H	l		
		D. J.	- 0	Of an Indian	6		ar <b>set</b> Rounded			- 0	Diameter (	0				0		wnershi		0				
	<b>-</b>	Beds	m2 73	Circulation	33%	1.98		m2 146		m2	Dirculatio	<u> </u>		Rounded n				Rounded	m2	U	0.00	Rounded	m2 0	
	Terrace	3	86	0.0%	67%	4.02	4	344		70	0.0%		0.00	0			0.00				0.00	- 8	- 0	
	Terrace			0.0%	61%	0.00	0	344		84	0.0%		0.00	0	_		0.00	0			0.00	- 0	- 0	
	Terrace	4	97			0.00	0	_		97	0.0%		0.00	0			0.00	0			0.00	- 0	1	
	Semi	2	81	0.0%		0.00	0	_		79			0.00	0	_		0.00				0.00	- 0	1	
	Semi	3	98	0.0%				_		93	0.0%			0	_		0.00	- 0				- 0	$\stackrel{}{-}$	
	Semi	4	106	0.0%		0.00	0	_		106	0.0%		0.00	_	_			_			0.00		0	
	Det	3	120	0.0%		0.00	0	_		102	0.0%		0.00	0	_		0.00	0			0.00	0	- 0	
	Det	4	130	0.0%		0.00	0	_		115	0.0%			0	_			_				0	0	
	Det	5	140	0.0%		0.00	0	_		119	0.0%	For	0.00	0	_		0.00	0			0.00	0	$\overset{\smile}{}$	
	Flat to5	1	40	10.0%		0.00	0			33	10.0%	50% 30%	0.00	0	_		0.00	0		4000	0.00	0	- 0	
	Flat to5	2	65	10.0%		0.00		_		61	10.0%		0.00			100%				100%	0.00			
	Flat to5	3	80	10.0%		0.00	0			74	10.0%	20%	0.00	0			0.00	0			0.00	0	0	_
	Flat 6+	1	40	15.0%		0.00	0			39	15.0%		0.00	0			0.00	0			0.00	0	0	_
	Flat 6+	2	65	15.0%		0.00	0			61	15.0%		0.00	0			0.00	0			0.00	0	0	_
	Flat 6+	3	80	15.0%		0.00	0			74	15.0%		0.00	0	_		0.00	0			0.00	0	0	_
					1002	6.00	6	490				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	_
-				BCIS								0	_		D d- si			L d						
+		_					m2					Occupant	s Beds		Population	on I		ha per di						
+	_	_		Lower Q	Median			204,692				-		Count	perunit				Local Op-					
+	Terrace	2			1,402	1,402 1,402	146 344	482,288				Terrace	2	4	0				Strategic					
-	Terrace	3			1,402	1,402	344	402,200				Terrace	3	0	0				Natural O	pen Spac	2			
-	Terrace	2			1,402	1,402	0	·				Terrace	2	0				0.0000						
-	Semi	_					0	_				Semi		0										
-	Semi Semi	3			1,434 1,434	1,434 1,434	0					Semi Semi	3	0	_			0.0000			Open Spa	a. D. acid	0.014	
-	Semi Det	3			1,434	1,434	0	_				Semi Det	3	0				0.0000			Open Spa Gross - N		0.014	
	Det	4			1,647	1,647	0	_				Det	4	0				***			Shortfall /		0.033	_
-	Det	5			1,647	1,647	0	_				Det	5	0	_	·			=4		Shortrall	Surpius	0.013	
-	Flat to5	1			1,612	1,641	0					Flat to5	1	0	_	_								
-	Flat to5	2			1,612	1,612	0	_				Flat to5	2	0	_			e	_		Constr		Sale	-
-	Flat to5	3			1,612	1,612	0	_				Flat to5	3	0	_			Summa	7	Units				
-		1					0	_					1	0	_	_		B.d. alors 5		Units 6	490	Average	m2 490	
-	Flat 6+	_			1,906	1,906	0	_				Flat 6+				_		Market h				81.67	490	_
-	Flat 6+	2			1,906	1,306		0				Flat 6+	2	0		0		Aff - ren		0	$\overline{}$	81.67		_
+	Flat 6+	3			1,306	1,906	490	-				Flat 6+	3			0			)wnership	0	_	81.67	0	_
4		_					430	686,980				$\vdash$		Re	sidents	0		First Hor	nes	0	_	81.67	0	_
								1.402	£/=2									ı		6	490		490	

■ Plot									Rounded	-	Modellin	-		Area ha			Characte						
2	UNIT	-	1		Aff - rente		% of Aff	0	0	4	Density		units/ha	Total	0.033			Wider Ch	elmsford				
	Affo	rdable	0%	0	Shared Ow	10%		0.00	0		Net:Gros	100%		Gross	0.033	ha	Green Br	Brown					
					First Home	25%	% of Aff	0	0	1				Net	0.033	ha	Use	PDL					
								0	0														
					м	arket					Af	fordabl	e for Re	ent		Shared C	)wnershi	ip		First I	lomes		1
	Beds	s m2	Circulatio	1		Rounded	m2		m2	Dirculatio	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Л
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ЛT.
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ЛT.
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Л
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Л
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	л <u>—</u>
Det	3	120			0.00		0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	汇
Det	4	130	0.0%	100%	1.00	1	130		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	汇
Det	5	140			0.00	-	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	汇
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	汇
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	ЛT.
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	л <u>—</u>
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	л <u>—</u>
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	汇
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	<u>آا</u> ر
				1002	1.00	1	130				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	Æ
																							1
		$\top$	BCIS								Occupan	ts		Populatio	on		ha per d	welling					
		$\top$	Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op	en Space				
Terrace	2	$\top$		1,402	1,402	0	0				Terrace	2	0	0	0			Strategio	Open Spa	ice			
Terrace	3	$\top$		1,402	1,402	0	0				Terrace	3	0	0	0		0.0024						
Terrace	4	$\top$		1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2	$\top$		1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3	$\top$		1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4	$\top$		1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requi	0.002	2
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	let	0.000	ī.
Det	4			1,647	1,647	130	214,110				Det	4	1	0	0		****	la		Shortfall	/ Surplus	-0.002	2
Det	5			1,647	1,647	0	0				Det	5	0	0	0								1
	1			1,612	1,612	0	0				Flat to5	1	0	0	0								Т
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summa	7		Consti	ruction	Sal	leal
Flat to5 Flat to5	-	_		1,612			0				Flat to5	3	0	0	0				Units	m2	Average	m2	274
	_	1			1,306	0	0				Flat 6+	1	0	0	0		Market I	lousing	1	130	130.00	130	
Flat to5	_	+		1,906	1,300								<del>-</del>		_	1	Aff - ren						
Flat to5 Flat to5	3	+		1,906 1,906	1,306		0				Flat 6+	2	0	0	0	1	Utt - ten	tea j	0	0	130.00	0	1
Flat to5 Flat to5 Flat 6+	3			-,		0	_				Flat 6+ Flat 6+	3	0	_	0	-		tea )wnership	0	0	130.00	- 0	_
Flat to5 Flat to5 Flat 6+ Flat 6+	3 1 2			1,306	1,906	0	0						Ö	_				)wnership		·			1

3		UNITS		3000		Aff - rented	65%	% of Aff	682.5	683		Density	40	units/ha	Total	150,000		Sub Area	Wider Ch	elmsford				
-		Afford	able	35%	1050	Shared Ow			105.00	52		Net:Gros			Gross	150,000	ha	Green Br						
						First Home		% of Aff	262.5	263					Net	75.000			Agricultu	ral				
									1050	998						12.000								
						M	arket					Af	fordabl	e for Re	ent	s	hared C	wnershi	D		First H	omes		t
		Beds	m2	Circulation	1950		Rounded	m2		m2	Dirculatio	683		Rounded	m2	52		Rounded	m2	263		Rounded	m2	
Te	errace	2	73	0.0%	15%	292.50	293	21,389		70	0.0%	15%	102.45	103	7,210	20%	10.40	11	770	20%	52.60	53	3,710	
	errace	3	86	0.0%	10%	195.00	195	16,770		84	0.0%	15%	102.45		8,652	15%	7.80			15%	39.45	39	3,276	
Te	errace	4	97	0.0%		0.00	0	0		97	0.0%	5%	34.15	34	3,298		0.00	0	0		0.00	0	0	1
Se		2	81	0.0%	15%	292.50	293	23,733		79	0.0%	15%	102.45	102	8,058	25%	13.00	13	1,027	25%	65.75	66	5,214	1
Se		3	98	0.0%	20%	390.00	390	38,220		93	0.0%	15%	102.45	102	9,486	10%	5.20	5	465	10%	26.30	26	2,418	t
Se		4	106	0.0%	10%	195.00	195	20,670		106	0.0%	5%	34.15	34	3,604	10%	5.20	5	530	10%	26.30	26	2,756	
De	et	3	120	0.0%		0.00	0	. 0		102	0.0%		0.00	0			0.00	0	0		0.00	0	. 0	1
De		4	130	0.0%	10%	195.00	195	25,350		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	T
De		5	140	0.0%	10%	195.00	195	27,300		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	T
	at to5	1	40	10.0%	10%	195.00	194	8,536		39	10.0%	30%	204.90	205	8,795	20%	10.40	10	429	20%	52.60	53	2,274	t
FI	at to5	2	65	10.0%		0.00	0			61	10.0%		0.00	0	<u> </u>		0.00	0	0		0.00	0	0	Τ
Fla	at to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	t
Fla	at 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	t
Fla	at 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Τ
Fla	at 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Т
					1002	*****	1,950	181,968				1002	****	683	****	1002	52.00	52	3,893	1002	****	263	****	1
Г				BCIS								Occupant	ts		Populati	on		ha per dy	velling					
				Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Te	errace	2			1,402	1,402	33,079	46,376,758				Terrace	2	460	0	0				Open Spa				
Te	errace	3			1,402	1,402	29,370	41,176,740				Terrace	3	345	0	0		0.0024	Natural C	)pen Spac	2			
Te	errace	4			1,402	1,402	3,298	4,623,796				Terrace	4	34	0	0		0.0000	0.0000					
Se	:mi	2			1,434	1,434	38,032	54,537,888				Semi	2	474	0	0		0.0000	0.0000					
Se	:mi	3			1,434	1,434	50,589	72,544,626				Semi	3	523	0	0		0.0000	0.0000					
Se	:mi	4			1,434	1,434	27,560	39,521,040				Semi	4	260	0	0		0.0000	0.0000		Open Spa	ce Requi	24,300	
De	et	3			1,647	1,647	0	0				Det	3	0				0.0000	0.0000		Gross - N		75.000	
De	et	4			1,647	1,647	25,350	41,751,450				Det	4	195	0	0		****	ha		Shortfall	/ Surplus	50.100	
De		5			1,647	1,647	27,300	44,963,100				Det	5	195	0									
Fla	at to5	1			1,612	1,612	20,033	32,293,518				Flat to5	1	462	0	0								
_	at to5	2			1,612	1,612	0	0				Flat to5	2	0	_	0		Summa	7		Constr		Sale	_
Fla	at to5	3			1,612	1,612	0	_				Flat to5	3	0	_					Units		Average		
_	at 6+	1			1,306	1,306	0	_				Flat 6+	1	0	0	0		Market H	ousing	1,950	181,968	93,32	181,192	
Fla	at 6+	2			1,306	1,306	0	0				Flat 6+	2	0	0	0		Aff - rent	ed	683	49,103	71.89	48,303	
Fla	at 6+	3			1,306	1,306	0	0				Flat 6+	3	0	_	0		Shared O	wnership	52	3,893	74.87	3,854	
							254,611	377,788,916						Re	sidents	0		First Hon	nes	263	19,648	74.71	19,441	
								1,484												2.948	****		****	

egie	c Green									lounded		Modellin	9		Area ha			Characte	ristics					
4		UNITS	:	2000		Aff - rented	65%	% of Aff	455	455		Density	40	units/ha	Total	100.000		Sub Area	Wider C	helmsford				
		Afford	dable	35%	700	Shared Ow	10%		70.00	70		Net:Gros	50%		Gross	100.000	ha	Green Br	Green					
						First Home	25%	% of Aff	175	175					Net	50.000	ha	Use	Agriculti	ural				
									700	700														
						M	arket					Af	fordabl	e for Re	ent	S	hared C	)wnershi	P		First I	lomes		1
		Beds	m2	Circulation	1300		Rounded	m2		m2	Dirculatio	455		Rounded	m2	70		Rounded	m2	175		Rounded	m2	2
Т	errace	2	73	0.0%	15%	195.00	195	14,235		70	0.0%	15%	68.25	68	4,760	20%	14.00	14	980	20%	35.00	35	2,450	٥Ī
Т	errace	3	86	0.0%	10%	130.00	130	11,180		84	0.0%	15%	68.25	68	5,712	15%	10.50	11	924	15%	26.25	26	2,184	4
Т	errace	4	97	0.0%		0.00	0	0		97	0.0%	5%	22.75	23	2,231		0.00	0	0		0.00	0	0	٥
S	emi	2	81	0.0%	15%	195.00	195	15,795		79	0.0%	15%	68.25	68	5,372	25%	17.50	17	1,343	25%	43.75	44	3,476	6
S	emi	3	98	0.0%	20%	260.00	260	25,480		93	0.0%	15%	68.25	68	6,324	10%	7.00	7	651	10%	17.50	18	1,674	4
S	emi	4	106	0.0%	10%	130.00	130	13,780		106	0.0%	5%	22.75	23	2,438	10%	7.00	7	742	10%	17.50	18	1,908	8
	)et	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥Ī
	)et	4	130	0.0%	10%	130.00	130	16,300		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥Ī
	)et	5	140	0.0%	10%	130.00	130	18,200		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥Ī
F	lat to5	1	40	10.0%	10%	130.00	130	5,720		39	10.0%	30%	136.50	137	5,877	20%	14.00	14	601	20%	35.00	34	1,459	3
F	lat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	o]
F	lat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥Ī
F	lat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	矿
F	lat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥Ī
F	lat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	٥
					1002	*****	1,300	121,290				1002	****	455	****	1002	70.00	70	5,241	1002	175.00	175	13,151	1
																								1
$\perp$				BCIS								Occupant			Populati	on		ha per dy						
$\perp$				Lower Q		Used	m2						Beds	Count	per unit					en Space				
T	errace	2			1,402	1,402	22,425	31,439,850				Terrace	2	312	0					Open Sp				
T	errace	3			1,402	1,402	20,000	28,040,000				Terrace	3	235						Open Spac	e			
_	errace	4			1,402	1,402	2,231	3,127,862				Terrace	4	23	0	·		0.0000	0.0000					
S	emi	2			1,434	1,434	25,986	37,263,924				Semi	2	324	0	0		0.0000	0.0000					
_	emi	3			1,434	1,434	34,129	48,940,986				Semi	3	353				0.0000	0.0000					_
_	emi	4			1,434	1,434	18,868	27,056,712				Semi	4	178	_	·		0.0000	0.0000		Open Spa			_
_	)et	3			1,647	1,647	0	0				Det	3	0	_			0.0000	0.0000		Gross - N		50.000	-
_	)et	4			1,647	1,647	16,900	27,834,300				Det	4	130				****	ha		Shortfall	/ Surplus	33,400	)
_	)et	5			1,647	1,647	18,200	29,975,400				Det	5	130		·								
— <u> </u>	lat to5	1			1,612	1,612	13,657	22,014,278				Flat to5	1	315	0	_								$\perp$
_	lat to5	2			1,612	1,612	0	0				Flat to5	2	0		·		Summai	7			ruction	Sal	
_	lat to5	3			1,612	1,612	0	0				Flat to5	3	0	_					Units		Average	m2	
_	lat 6+	1			1,306	1,306	0					Flat 6+	1	0	_	_		Market H		1,300	121,290	93.30		
_	lat 6+	2			1,306	1,306	0	0				Flat 6+	2	0	0	·		Aff - rent		455	32,714	71.90	32,180	
F	lat 6+	3			1,306	1,306	0	0				Flat 6+	3	0	0	0		Shared O			5,241	74.87	5,186	
		1 7					172,396	255,693,312						Re	sidents	0		First Hon	nes	175	13,151	75.15	13,018	ŝ
		_						1,483												2.000	****		****	

gic Green									Rounded		Modellin			Area ha			Characte					
5	UNITS		1500		Aff - rented	65%	% of Aff	341.25	341		Density		units/ha	Total	85.714		Sub Area	Wider Ch	elmsford			
	Afford	lable	35%	525	Shared Ow	10%		52.50	53		Net:Gros	50%		Gross	85.714	ha	Green Br	Green				
					First Home	25%	% of Aff	131.25	131			70		Net	42.857	ha	Use	Agricultu	iral			
								525	525													
					M	arket					Af	fordabl	e for Re	nt .	S	hared O	wnershi	P		First h	lomes	
	Beds	m2	Circulation	975		Rounded	m2		m2	Dirculatio	341		Rounded	m2	53		Rounded	m2		-	Rounded	m2
Terrace	2	73	0.0%	15%	146.25	146	10,658		70	0.0%	15%	51.15	52	3,640	20%	10.60	11	770	20%	26.20	26	1,820
Terrace	3	86	0.0%	10%		98	8,428		84	0.0%	15%	51.15	51	4,284	15%	7.95	8	672	15%	19.65	20	1,680
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	17.05	17	1,649		0.00	0	-		0.00	0	0
Semi	2	81	0.0%	15%	146.25	146	11,826		79	0.0%	15%	51.15	51	4,029	25%	13.25	13	1,027	25%	32.75	33	2,607
Semi	3	98	0.0%	20%	195.00	195	19,110		93	0.0%	15%	51.15	51	4,743	10%	5.30	5	465	10%	13.10	13	1,209
Semi	4	106	0.0%	10%	97.50	98	10,388		106	0.0%	5%	17.05	17	1,802	10%	5.30	5	530	10%	13.10	13	1,378
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	97.50	98	12,740		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	10%	97.50	98	13,720		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	97.50	96	4,224		39	10.0%	30%	102.30	102	4,376	20%	10.60	11	472	20%	26.20	26	1,115
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	. 0		0.00	0	0		0.00	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				1002	975.00	975	91,094				1002	****	341	****	1002	53.00	53	3,936	1002	131.00	131	9,809
			BCIS								Occupant			Populatio	)n		ha per dy					
			l	B.A. dies	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space			
			Lower Q	Median	0000							Deas										
Terrace	2		Lower W	1,402	1,402	16,888	23,676,976				Terrace	2	235	0	0				Open Spa	ice		
Terrace Terrace	3		Lower 6				23,676,976 21,119,728				-			0	0		0.0040	Strategic				
			Lower W	1,402	1,402	16,888					Terrace	2	235				0.0040	Strategic	Open Spa			
Terrace	3		Lower W	1,402 1,402	1,402 1,402	16,888 15,064	21,119,728				Terrace Terrace	2 3	235 177 17 243	0	0		0.0040 0.0024	Strategic Natural O	Open Spa			
Terrace Terrace	3		Lower o	1,402 1,402 1,402	1,402 1,402 1,402	16,888 15,064 1,649	21,119,728 2,311,898				Terrace Terrace Terrace	2 3 4	235 177 17	0	0		0.0040 0.0024 0.0000	Strategic Natural 0 0.0000	Open Spa			
Terrace Terrace Semi	3 4 2		Lower to	1,402 1,402 1,402 1,434	1,402 1,402 1,402 1,434	16,888 15,064 1,649 19,489	21,119,728 2,311,898 27,947,226				Terrace Terrace Terrace Semi	2 3 4 2	235 177 17 243	0	0		0.0040 0.0024 0.0000 0.0000	Strategic Natural 0 0.0000 0.0000	Open Spa Open Space		oce Regui	12.450
Terrace Terrace Semi Semi	3 4 2 3		Lower to	1,402 1,402 1,402 1,434 1,434	1,402 1,402 1,402 1,434 1,434	16,888 15,064 1,649 19,489 25,527	21,119,728 2,311,898 27,947,226 36,605,718				Terrace Terrace Terrace Semi Semi	2 3 4 2 3	235 177 17 243 264	0	0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic Natural C 0.0000 0.0000 0.0000 0.0000	Open Spa Open Space	e		12.450 42.857
Terrace Terrace Semi Semi Semi	3 4 2 3		Lower to	1,402 1,402 1,402 1,434 1,434	1,402 1,402 1,402 1,434 1,434 1,434	16,888 15,064 1,649 19,489 25,527	21,119,728 2,311,898 27,947,226 36,605,718				Terrace Terrace Terrace Semi Semi Semi	2 3 4 2 3 4	235 177 17 243 264 133	0 0	0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000	Strategic Natural C 0.0000 0.0000 0.0000 0.0000	Open Space	e Open Spa	let	
Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3		Lower to	1,402 1,402 1,402 1,434 1,434 1,434 1,647	1,402 1,402 1,402 1,434 1,434 1,434 1,647	16,888 15,064 1,649 19,489 25,527 14,098	21,119,728 2,311,898 27,947,226 36,605,718 20,216,532 0				Terrace Terrace Terrace Semi Semi Semi Det	2 3 4 2 3 4 3	235 177 17 243 264 133	0 0 0 0	0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic Natural C 0.0000 0.0000 0.0000 0.0000	Open Space	e Open Spa Gross - N	let	42.857
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3 4		Lower to	1,402 1,402 1,402 1,434 1,434 1,434 1,647	1,402 1,402 1,402 1,434 1,434 1,434 1,647	16,888 15,064 1,649 19,489 25,527 14,098 0	21,119,728 2,311,898 27,947,226 36,605,718 20,216,532 0 20,982,780				Terrace Terrace Terrace Semi Semi Semi Det	2 3 4 2 3 4 3 4	235 177 17 243 264 133 0	0 0 0	0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic Natural C 0.0000 0.0000 0.0000 0.0000	Open Space	e Open Spa Gross - N	let	42.857
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3 4 5		Lower to	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,647	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,647	16,888 15,064 1,649 19,489 25,527 14,098 0 12,740 13,720	21,119,728 2,311,838 27,947,226 36,605,718 20,216,532 0 20,982,780 22,536,840				Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4	235 177 17 243 264 133 0 98	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic Natural C 0.0000 0.0000 0.0000 0.0000 0.0000 <b>ha</b>	Open Space	e Open Spa Gross - N	let / Surplus	42.857
Terrace Terrace Semi Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5		Lower to	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,647	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,647	16,888 15,064 1,649 19,489 25,527 14,098 0 12,740 13,720 10,187	21,119,728 2,311,838 27,947,226 36,605,718 20,216,532 0 20,982,780 22,536,840 16,421,605				Terrace Terrace Semi Semi Det Det Det Flat to5	2 3 4 2 3 4 3 4 5	235 177 17 243 264 133 0 98 98 235	0 0 0 0 0 0	0 0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic Natural C 0.0000 0.0000 0.0000 0.0000 0.0000 <b>ha</b>	Open Space	open Spa Gross - N Shortfall Constr	let / Surplus	42.857 30.407
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 5 1 2		Lower &	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,647 1,612	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,647 1,642 1,612	16,888 15,064 1,649 19,489 25,527 14,098 0 12,740 13,720 10,187	21,119,728 2,311,698 27,947,226 36,605,718 20,216,532 0 20,982,780 22,596,840 16,421,605				Terrace Terrace Semi Semi Semi Det Det Det Flat to5	2 3 4 2 3 4 3 4 5	235 177 17 243 264 133 0 98 98 235	0 0 0 0 0 0	0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic 0.0000 0.0000 0.0000 0.0000 0.0000	Open Spac	open Spa Gross - N Shortfall Constr	let / Surplus ruction	42.857 30.407 Sales
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2		Lower to	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612	15,064 1,649 19,489 25,527 14,098 0 12,740 13,720 10,187 0	21,119,728 2,311,838 27,947,226 36,605,718 20,216,532 0 20,382,780 22,536,840 16,421,605 0				Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1 2 3	235 177 17 243 264 133 0 98 98 235 0	0 0 0 0 0 0	0 0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic Natural C 0.0000 0.0000 0.0000 0.0000 0.0000 <b>ha</b>	Open Spac )pen Spac Units	Open Spa Gross - N Shortfall Constr	let / Surplus uction Average	42.857 30.407 Sales m2
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		Lower b	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,612 1,612 1,906	16,888 15,064 1,649 19,489 25,527 14,098 0 12,740 13,720 10,187 0 0	21,119,728 2,311,838 27,947,226 36,605,718 20,216,532 0 20,982,780 22,536,840 16,421,605 0				Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3	235 177 17 243 264 133 0 98 98 235 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000 0.0000 SESS	Strategic Natural C 0.0000 0.0000 0.0000 0.0000 0.0000 <b>ha</b>	Open Space  Open Space  Units  975	Open Spa Gross - N Shortfall Constr m2 91,094	let / Surplus uction Average 93.43	42.857 30.407 Sales m2 90,710
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1 2		Lower b	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,612 1,612 1,906 1,906	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,906	16,888 15,064 1,649 19,489 25,527 14,098 0 12,740 13,720 10,187 0 0	21,119,728 2,311,838 27,947,226 36,605,718 20,216,532 0 20,982,780 22,596,840 16,421,605 0 0				Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3 1 2	235 177 17 243 264 133 0 0 98 98 235 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000 0.0000 SESS	Strategic Natural C 0.0000 0.0000 0.0000 0.0000 0.0000 ba	Open Space Open Space Units 975 341	Open Spa Gross - N Shortfall Constr m2 91,094 24,523	let / Surplus uction Average 93,43 71,91	\$30.407 \$30.407 \$30.407 \$30.407 \$30.710 \$4,125

-	4								Rounded		Modellin	~		Area ha			Characte						
6	UNITS		1000		Aff - rented		% of Aff	227.5	228		Density		units/ha		44.699			Wider Ch	elmsford				
	Afford	able	35%	350	Shared Ow	10%		35.00	17		Net:Gros	64%		Gross	44.699		Green Br						
					First Home	25%	% of Aff	87.5	88					Net	28.571	ha	Use	Agricultu	ral				
								350	333	i													
					M:	arket						fordabl	e for Re	nt .			wnershi			First H	omes		
	Beds	m2	Circulation	650		Rounded	m2		m2	Dirculatio	228		Rounded	m2	17		Rounded	m2	88		Rounded	m2	
Terrace	2	73	0.0%	15%	97.50	98	7,154		70	0.0%	15%	34.20		2,380	20%	3.40	3	210	20%	17.60	18	1,260	
Terrace	3	86	0.0%	10%	65.00	65	5,590		84	0.0%	15%	34.20		2,856	15%	2.55	3	252	15%	13.20	13	1,092	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	11.40		1,164		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	15%	97.50	98	7,938		79	0.0%	15%	34.20	34	2,686	25%	4.25	4	316	25%	22.00	22	1,738	
Semi	3	98	0.0%	20%	130.00	130	12,740		93	0.0%	15%	34.20	34	3,162	10%	1.70	2	186	10%	8.80	9	837	
Semi	4	106	0.0%	10%	65.00	65	6,830		106	0.0%	5%	11.40	11	1,166	10%	1.70	5	212	10%	8.80	9	954	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	65.00	65	8,450		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	65.00	65	9,100		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	65.00	64	2,816		39	10.0%	30%	68.40	69	2,360	20%	3.40	3	129	20%	17.60	17	729	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	650.00	650	60,678				1002	****	228	****	1002	17.00	17	1,305	1002	88.00	88	6,610	
			BCIS								Occupant	s		Populatio	on .		ha per dy	relling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope					
				1,402	1,402	11,004	15,427,608				Terrace	2	153	0	0		0.0040	Strategic	Open Spa	ce			
Terrace	2			1,402							remade	_											
Terrace	3			1,402	1,402	9,790	13,725,580				Terrace	3	115	0	0		0.0024	Natural O	pen Space				
	_				1,402 1,402						-			0	0		0.0024	Natural O 0.0000	pen Space				
Terrace	3			1,402		9,790	13,725,580				Terrace	3	115						pen Space				
Terrace Terrace	3			1,402 1,402	1,402	9,790 1,164	13,725,580 1,631,928				Terrace Terrace	3 4	115 12	Ŏ	ŏ		0.0000	0.0000	pen Space				
Terrace Terrace Semi	3 4 2			1,402 1,402 1,434	1,402 1,434	9,790 1,164 12,678	13,725,580 1,631,928 18,180,252				Terrace Terrace Semi	3 4 2	115 12 158	0	0		0.0000	0.0000			ce Requi	8.300	
Terrace Terrace Semi Semi	3 4 2 3			1,402 1,402 1,434 1,434	1,402 1,434 1,434	9,790 1,164 12,678 16,925	13,725,580 1,631,928 18,180,252 24,270,450				Terrace Terrace Semi Semi	3 4 2 3	115 12 158 175	0	0		0.0000 0.0000 0.0000	0.0000 0.0000 0.0000		·		8.300 16.127	
Terrace Terrace Semi Semi Semi	3 4 2 3 4			1,402 1,402 1,434 1,434 1,434	1,402 1,434 1,434 1,434	9,790 1,164 12,678 16,925 9,222	13,725,580 1,631,928 18,180,252 24,270,450 13,224,348				Terrace Terrace Semi Semi Semi	3 4 2 3 4	115 12 158 175 87	0	0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		e Open Spa	let		
Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3			1,402 1,402 1,434 1,434 1,434 1,647	1,402 1,434 1,434 1,434 1,647	9,790 1,164 12,678 16,925 9,222	13,725,580 1,631,928 18,180,252 24,270,450 13,224,348 0				Terrace Terrace Semi Semi Semi Det	3 4 2 3 4	115 12 158 175 87	0	0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Spa Gross - N	let	16.127	
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3			1,402 1,402 1,434 1,434 1,434 1,647 1,647	1,402 1,434 1,434 1,434 1,647 1,647	9,790 1,164 12,678 16,925 9,222 0 8,450	13,725,580 1,631,928 18,180,252 24,270,450 13,224,348 0 13,917,150				Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3	115 12 158 175 87 0 65	0	0 0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Spa Gross - N	let	16.127	
Terrace Terrace Semi Semi Det Det Det	3 4 2 3 4 3 4 5			1,402 1,402 1,434 1,434 1,434 1,647 1,647	1,402 1,434 1,434 1,434 1,647 1,647	9,790 1,164 12,678 16,925 9,222 0 8,450 9,100	13,725,580 1,631,328 18,180,252 24,270,450 13,224,348 0 13,917,150 14,987,700				Terrace Terrace Semi Semi Semi Det Det Det	3 4 2 3 4 3 4	115 12 158 175 87 0 65	0 0 0	0 0 0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Spa Gross - N	let / Surplus	16.127	de
Terrace Terrace Semi Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5			1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,647	1,402 1,434 1,434 1,647 1,647 1,647 1,647	9,790 1,164 12,678 16,925 9,222 0 8,450 9,100 6,634	13,725,580 1,631,328 18,180,252 24,270,450 13,224,348 0 13,917,150 14,987,700 10,694,169				Terrace Terrace Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5	115 12 158 175 87 0 65 65	0 0 0	0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Spa Gross - N Shortfall	let / Surplus	16.127 7.827 Sale	
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1			1,402 1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612	3,790 1,164 12,678 16,925 3,222 0 8,450 3,100 6,634	13,725,580 1,631,328 18,180,252 24,270,450 13,224,348 0 13,917,150 14,987,700 10,694,169				Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5	115 12 158 175 87 0 65 65 153	0 0 0	0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Spa Gross - N Shortfall Constr m2	let / Surplus uction	16.127 7.827 Sale	A
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2			1,402 1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612	3,790 1,164 12,678 16,925 3,222 0 8,450 3,100 6,634 0	13,725,580 1,631,928 18,180,252 24,270,450 13,224,348 0 13,917,150 14,987,700 10,694,169 0				Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2	115 12 158 175 87 0 65 65 153 0	0 0 0 0	0 0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 8888	0.0000 0.0000 0.0000 0.0000 0.0000 ha	Units	Open Spa Gross - N Shortfall	let / Surplus uction Average	16.127 7.827 Sale	A
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3			1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	9,790 1,164 12,678 16,925 9,222 0 8,450 9,100 6,634 0	13,725,580 1,631,928 18,180,252 24,270,450 13,224,348 0 13,917,150 14,987,700 10,694,169 0				Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2	115 12 158 175 87 0 65 65 153 0	0 0 0 0 0 0	0 0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 8888 Summar	0.0000 0.0000 0.0000 0.0000 0.0000 <b>ba</b>	Units 650	Open Spa Gross - N Shortfall o Constr m2 60,678	let / Surplus uction Average 93.35	16.127 7.827 Sale m2 60,422	A
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1 2			1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906 1,906	9,790 1,164 12,678 16,925 9,222 0 8,450 9,100 6,634 0 0	13,725,580 1,631,928 18,180,252 24,270,450 13,224,348 0 13,917,150 14,987,700 10,694,169 0 0				Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3	115 12 158 175 87 0 65 65 153 0 0	000000000000000000000000000000000000000	0 0 0 0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000 \$\$\$\$\$ Summar Market H	0.0000 0.0000 0.0000 0.0000 0.0000 <b>ba</b> y ousing ed	Units 650 228	Open Spa Gross - N Shortfall Constr m2 60,678 16,374	let / Surplus uction Average 93.35 71.82	16.127 7.827 Sale m2 60,422 16,105	A

-	Green									lounded	4	Modellin			Area ha			Characte						
7		UNITS		500		Aff - rented		% of Aff	113.75	114		Density		units/ha		28.571			Chelmsfo	rd				
		Afford	lable	35%	175	Shared Ow	10%		17.50	8		Net:Gros	50%		Gross	28.571		Green Br						
						First Home	25%	% of Aff	43.75	44					Net	14.286	ha	Use	Agricultu	al				
									175	166														4
							arket						fordabl		ent		hared C	wnershi			First I			1
		Beds		Circulation	325		Rounded			m2	Dirculatio	114		Rounded	m2	8		Rounded	m2	44		Rounded	m2	
Te	errace	2	73	0.0%	15%	48.75	49			70	0.0%	15%	17.10	17	.,	20%	1.60	2	140	20%	8.80	9	630	
	errace	3	86	0.0%	10%	32.50	33			84	0.0%	15%	17.10	17	.,	15%	1.20	1	84	15%	6.60	7	588	4
	errace	4	97	0.0%		0.00	0			97	0.0%	5%	5.70	6			0.00	0	0		0.00	0	_	4
Se	emi	2	81	0.0%	15%	48.75	49	-1		79	0.0%	15%	17.10	17		25%	2.00	2	158	25%	11.00	11		_
Se	emi	3	98	0.0%	20%	65.00	65			93	0.0%	15%	17.10	17	-1	10%	0.80	1	93	10%	4.40	4	372	
Se	emi	4	106	0.0%	10%	32.50	33			106	0.0%	5%	5.70	6	636	10%	0.80	1	106	10%	4.40	4	424	Į.
D	et	3	120	0.0%		0.00	0			102	0.0%		0.00	0			0.00	0	0		0.00	0		)
D	et	4	130	0.0%	10%	32.50	33			115	0.0%		0.00	0			0.00	0	0		0.00	0		1
D	et	5	140	0.0%	10%	32.50	33			119	0.0%		0.00	0	_		0.00	0	0		0.00	0		4
FI	lat to5	1	40	10.0%	10%	32.50	30	1,320		39	10.0%	30%	34.20	34	1,459	20%	1.60	1	43	20%	8.80	9		3
FI	lat to5	2	65	10.0%		0.00	0			61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	ij.
FI	lat to5	3	80	10.0%		0.00	0			74	10.0%		0.00	0	0		0.00	0	0		0.00	0		ij.
FI	lat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ij.
FI	lat 6+	2	65	15.0%		0.00	0			61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ij.
FI	lat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī.
					1002	325.00	325	30,482				1002	114.00	114	8,219	1002	8.00	8	624	1002	44.00	44	3,269	1
																								I
				BCIS								Occupant			Populatio	on n		ha per dv						
				Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope					
T	errace	2			1,402	1,402	5,537	7,762,874				Terrace	2	77		0		0.0040	Strategic	Open Sp	ace			
T	errace	3			1,402	1,402	4,938	6,923,076				Terrace	3	58	0	0			Natural O	pen Spac	e			
T	errace	4			1,402	1,402	582	815,964				Terrace	4	6	_	0		0.0000	0.0000					
Se	emi	2			1,434	1,434	6,339	9,090,126				Semi	2	79	_	0		0.0000	0.0000					
_	emi	3			1,434	1,434	8,416	12,068,544				Semi	3	87	_	0		0.0000	0.0000					
Se	emi	4			1,434	1,434	4,664	6,688,176				Semi	4	44	_	0		0.0000	0.0000		Open Spa	ace Requi		
D		3			1,647	1,647	0	_				Det	3	0		0		0.0000	0.0000		Gross - N	det	14.286	_
D	et	4			1,647	1,647	4,290	7,065,630				Det	4	33		0		****	ha		Shortfall	/ Surplus	10.136	,
D	et	5			1,647	1,647	4,620	7,609,140				Det	5	33		0								1
_	lat to5	1			1,612	1,612	3,208	5,170,651				Flat to5	1	74	0	0								Ι
FI	lat to5	2			1,612	1,612	0					Flat to5	2	0	_	0		Summai	7			ruction	Sale	_
FI	lat to5	3			1,612	1,612	0					Flat to5	3	0	0	0				Units		Average	m2	
FI	lat 6+	1			1,306	1,306	0					Flat 6+	1	0	0	0		Market H		325	30,482	93.79	30,362	žΤ
FI	lat 6+	2			1,306	1,306	0					Flat 6+	2	0	0	0		Aff - rent	ed	114	8,219	72.09	8,086	ŀ
-	lat 6+	3			1,306	1,306	0	-				Flat 6+	3	0	0	0		Shared O	wnership	8	624	77.99	620	
LFI																						24.00	0.004	-
FI							42,594	63,194,181						Re	sidents	0		First Hon	nes	44 491	3,263	74.30	3,234	

egic Bro									Rounded		Modellin	~		Area ha			Characte						
8	UNITS	S	500		Aff - rented	65%	% of Aff	113.75	114		Density	160	units/ha	Total	3,472		Sub Area	Chelmsfo	rd				
	Affor	dable	35%	175	Shared Ow	10%		17.50	18		Net:Gros	90%		Gross	3,472	ha	Green Br	Brown					
					First Home	25%	% of Aff	43.75	44					Net	3.125	ha	Use	PDL					
								175	176														
					м	arket					Af	fordabl	e for Re	ent	S	hared O	wnershi	P		First H	omes		
	Beds	m2	Circulation	325		Rounded	m2		m2	Dirculatio	114		Rounded	m2	18		Rounded	m2	44	F	Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	16.25	16	704		39	10.0%	35%	39.90	40	1,716	20%	3.60	4	172	20%	8.80	9	386	
Flat to5		65	10.0%	50%	162.50	163	11,655		61	10.0%	30%	34.20	34	2,281	45%	8.10	8	537	45%	19.80	20	1,342	
Flat to5	3	80	10.0%	45%	146.25	146	12,848		74	10.0%	35%	39,90	40	3,256	35%	6.30	6	488	35%	15.40	15	1,221	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	. 0		0.00	0	0		0.00	0	. 0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	325.00	325	25,207				1002	114.00	114	7.253	1002	18.00	18	1,197	1002	44.00	44	2,949	
	$\neg$		BCIS								Occupant	s		Populatio	on o		ha per dy	velling					
			Lower Q	Median	Used	m2						Beds	Count	perunit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	. 0	0				Open Spa	ice			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Space	2			
T	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Terrace													0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0									
	3			1,434 1,434	1,434 1,434	0	0				Semi Semi	3	0		ő		0.0000	0.0000					
Semi	_												_	0			0.0000	0.0000	ſ	Open Spa	ce Regui	4.150	١
Semi Semi	3			1,434	1,434	0	0				Semi	3	Ö	0	ō					Open Spa Gross - N		4.150 0.347	-
Semi Semi Semi	3			1,434 1,434	1,434 1,434	0	0				Semi Semi	3 4	0	0	0		0.0000	0.0000			let		
Semi Semi Semi Det	3 4 3			1,434 1,434 1,647	1,434 1,434 1,647	0	0				Semi Semi Det	3 4 3	0	0	0		0.0000	0.0000		Gross - N	let	0.347	
Semi Semi Semi Det	3 4 3 4 5			1,434 1,434 1,647 1,647	1,434 1,434 1,647 1,647	0	0 0 0				Semi Semi Det	3 4 3 4	0	0	0 0		0.0000	0.0000		Gross - N	let	0.347	
Semi Semi Semi Det Det	3 4 3 4 5			1,434 1,434 1,647 1,647	1,434 1,434 1,647 1,647 1,647	0	0 0 0 0				Semi Semi Det Det	3 4 3 4 5	0 0	0	0 0 0		0.0000	0.0000 0.0000 <b>ha</b>		Gross - N	let / Surplus	0.347	ab
Semi Semi Semi Det Det Det Flat to5	3 4 3 4 5 1			1,434 1,434 1,647 1,647 1,647 1,612	1,434 1,434 1,647 1,647 1,647	0 0 0 0 0 2,978	0 0 0 0 0 4,800,052				Semi Semi Det Det Det Flat to5	3 4 3 4 5	0 0 0 0 0	0 0	0 0 0		0.0000 0.0000	0.0000 0.0000 <b>ha</b>		Gross - N Shortfall i Constr	let / Surplus	0.347 -3.803 Sale	
Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 3 4 5 1			1,434 1,434 1,647 1,647 1,647 1,612 1,612	1,434 1,434 1,647 1,647 1,647 1,612	0 0 0 0 0 2,978 15,815	0 0 0 0 0 4,800,052 25,433,296				Semi Semi Det Det Det Flat to5	3 4 3 4 5 1	0 0 0 0 0 69 225	0 0 0	0 0 0		0.0000 0.0000	0.0000 0.0000 ha		Gross - N Shortfall i Constr	let / Surplus uction	0.347 -3.803 Sale	
Semi Semi Semi Det Det Flat to5 Flat to5 Flat to5	3 4 3 4 5 1 2			1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612	1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612	0 0 0 0 0 2,978 15,815 17,813	0 0 0 0 0 0 4,800,052 25,493,296 28,715,201				Semi Semi Det Det Det Flat to5 Flat to5 Flat to5	3 4 3 4 5 1 2	0 0 0 0 0 69 225 207	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0.0000 0.0000 \$\$\$\$ \$\$\$\$	0.0000 0.0000 ha	Units	Gross - N Shortfall Constr m2	et / Surplus uction Average	0.347 -3.803 Sale	
Semi Semi Semi Det Det Flat to5 Flat to5 Flat to5 Flat 6+	3 4 3 4 5 1 2 3			1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	0 0 0 0 2,978 15,815 17,813	0 0 0 0 0 0 4,800,052 25,493,296 28,715,201				Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	3 4 3 4 5 1 2 3	0 0 0 0 0 63 225 207	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0.0000 0.0000 \$\$\$\$ Summar Market H	0.0000 0.0000 ha	Units 325	Gross - N Shortfall I Constr m2 25,207	et / Surplus uction Average 77.56	0.347 -3.803 Sale m2 22,915	Α
Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 3 4 5 1 2 3 1 2			1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906 1,906	1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906	0 0 0 0 2,978 15,815 17,813	0 0 0 0 0 0 4,800,052 25,493,296 28,715,201 0				Semi Semi Det Det Det Flat to5 Flat to5 Flat 65 Flat 6+ Flat 6+	3 4 3 4 5 1 2 3 1	0 0 0 0 63 225 207 0	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0.0000 0.0000 \$\$\$\$ Summar Market H	0.0000 0.0000 ha	Units 325 114	Gross - N Shortfall Constr m2 25,207 7,253	et / Surplus uction Average 77.56 63.63	0.347 -3.803 Sale m2 22,915 6,594	

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 1
	Green Brown		Green	Green	Green	Green	Green	Brown	Brov							
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PE							
AREA			40.040													
	Total	ha	12.245	4.082	1.429	0.833	0.500 0.500	2.747 2.747	0.962	0.592 0.481	0.185 0.185	4.464 4.464	1.953 1.953	1.938	1.211 1.211	1.10
	Gross Net	ha ha	12.245 8.571	4.082 2.857	1.429 1.143	0.833 0.667	0.400	1.923	0.962 0.769	0.385	0.185	3.125	1.563	1.938 1.550	0.969	1.10: 0.88;
UNITS	lvet	na	0.511	2.001	1.143	0.001	0.400	1.323	0.163	0.305	0.105	3.125	1.563	1.550	0.363	0.00
Olalio	Units		300	100	40	20	12	125	50	25	12	250	250	155	155	7
UNIT SIZE			000	100	40	20	12	123	,,,		12	230	230	100	100	
OILI OILL	Market Housing	m2	93,95	95.75	97.54	93.38	116.50	84.27	84.23	84.59	95.75	77.54	81.10	77.49	81.01	77.92
	Aff to rent	m2	71.70	71.88	73.08	63.76	65.63	67.66	67.88	67.32	50.97	63.63	66.52	63.71	66.60	63.6
	Shared Ownership	m2	75.44	68.98	79.00	79.00	70.00	66.73	77.00	77.00	70.00	66.49	69.51	67.98	71.07	63.80
	First Homes	m2	76.17	74.09	68.98	79.00	70.00	74.58	73.50	77.00	70.00	67.90	70.99	67.02	70.07	67.73
BASE CON	NSTRUCTION															
	BCIS	£/m2	1,484	1,484	1,485	1,473	1,530	1,453	1,448	1,437	1,459	1,612	1,906	1,612	1,306	1,612
	Site Costs	2	15%	15%	15%	15%	10%	15%	15%	15%	15%	10%	10%	10%	10%	107
	Abnormals	2	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.07
		£	320,000	109,000	45,000	19,000	21,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
	Contingency	2	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.07
	Small Sites	2														
FEES																
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	€/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	462 138
SALES				.34	.20			•	.54	*			.54		.20	
	Agents	2	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	2	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
	•	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	2		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITI																
	Agents	2	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	2	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPE	ER'S RETURN		47.50	47.50	47.50	47.55	47.55	47.50	47.55	47.50	47.50	47.50	47.55	47.55	47.50	47.50
	Market Housing	2 Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5% 17.5%	17.5%	17.5%	17.5% 17.5%
	Affordable Housing	2 Value	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%
FINANCE	First Homes	% Value	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54
FINANCE	Fees	0.0%	0	0	0	0	0	0		0	0	0	0	0	0	0
	Interest	0.0%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.03
	Ecgarana raidation		0.04	0.04	0.0.	0.04	0.04	0.04	0.0.4	0.0-4	0.0.	0.0.	0.0.4	0.0.4	0.0.	0.0-
LAND																
	EUV		25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
	Premium	% EUV	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium	£/ha	500,000	500,000	500,000	500,000	500,000	0	0	0	0	0	0	0	0	0
	Easements etc	£														
VALUES																
	Market Housing	€/m2	4,672	4,672	4,300	4,900	4,300	4,900	4,900	4,300	4,900	5,300	5,300	5,300	5,300	5,300
	Aff Rent	£/m2	2,570	2,570	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,915	2,915	2,915	2,915	2,915
	Social Rent	£/m2	2,336	2,336	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,650	2,650	2,650	2,650	2,650
	Shared Ownership	£/m2	3,270	3,270	3,430	3,430	3,430	3,430	3,430	3,430	3,430	3,710	3,710	3,710	3,710	3,710
GRANT	First Homes	£/m2	2,959	2,979	3,213	3,165	3,430	3,180	3,300	3,182	3,430	3,565	3,565	3,566	3,566	3,596
GRAIN	Intermediate to Buy	€/unit		0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	Ö	0	ő	ő	ő	0	ő	0	Ů	ő	Č
	Social Rent	£/unit		ő	ŏ	ő	ő	ő	ŏ	ő	ő	ŏ	ő	ŏ	ő	č
	oociai i iciic	Eramo		-	-											
POLICY RE	EQUIREMENTS															
	Biodiversity NG	2	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	.,	€/ha		0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	2	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	2		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2	14.71	14.71	14.71	14.71	4.03	14.71	14.71	4.03	4.03	14.71	14.71	14.71	14.71	14.71
	Water	£/m2	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
	Over Extra 1	2		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	
	Over Extra 2	<del> </del>		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2		0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL	€/m2	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45
	Pre CIL s106	£/unit	16 500	16,500	16,500	16,500	16,500	14,000	14,000	14,000	2.000	8 500	8,500	8 500	8,500	8,500
	Post CIL s106	£/unit	16,500	16,500	16,500	16,500	16,500	14,000	14,000	14,000	2,000	8,500	8,500	8,500	8,500	8,500
	FOSC CIL SIDO	Erunic	10,500	10,500	10,500	10,500	10,500	14,000	14,000	14,000	2,000	0,500	0,500	0,500	0,500	0,500

ABNORMA	Green Brown Use Post CIL s106 Inf Tariff Affordable Housing Overall Aff Rent Social Rent Shared Ownership First Homes		Green Agricultural 16,500 35.0% 22.8%	Green Agricultural 16,500 0%	Green Agricultural 16,500	Green Agricultural 16,500	Green Agricultural 16,500	Brown PDL 14,000	Brown PDL 14,000	Brown PDL 14,000	Brown PDL 2,000	Brown PDL 8,500	Brown PDL 8,500	Brown PDL 8,500	Brown PDL 8,500	Brown PDL 8,500
ABNORMA	Post CIL s106 Inf Tariff Affordable Housing Overall Aff Bent Social Rent Shared Ownership First Homes	% GDV 65.0%	16,500 35.0%	16,500 0%	16,500	16,500							8,500		8,500	
ABNORMA	Inf Tariff Affordable Housing Overall Aff Rent Social Rent Shared Ownership First Homes	65.0%			0%											
ABNORMA	Affordable Housing Overall Aff Rent Social Rent Shared Ownership First Homes	65.0%			0%		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
ABNORMA	Overall Aff Rent Social Rent Shared Ownership First Homes					0%	0%	0%	0%	0.5	0%	0%	0.4	0%	0%	0%
T C	Aff Rent Social Rent Shared Ownership First Homes			OF ON	35.0%	35.0%	35.0%	05.05	05.05	05.05	35.0%	35.0%	05.08	05.05	35.0%	35.0%
T C	Social Rent Shared Ownership First Homes			35.0% 22.8%	22.8%	22.8%	22.8%	35.0% 22.8%	35.0% 22.8%	35.0% 22.8%	22.8%	22.8%	35.0% 22.8%	35.0% 22.8%	22.8%	22.8%
T C	First Homes	10.05	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
T C		10.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
T C		25%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
<u>'</u>	CARRY UP	Detached	<b>320,000</b>	109,000	45,000	19,000	21,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	<b>45,000</b>
	Garages	Factor	50%	50%	6 50%	50%	50%	50%	0 50%	50%	0 50%	0 50%	50%	0 50%	50%	50%
		Number	20	7	3	1	2	0	0	0	0	0	0	0	0	0
		Cost	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000		7,000	7,000	7,000
	EV Charging	Factor	140,000 100%	49,000 100%	21,000 100%	7,000 100%	14,000 100%	0 100%	0 100%	0 100%	0 100%	0 100%	0 100%	0 100%	0 100%	0 100%
	LY Charging	Cost	600	600	600	600	600	600	600	600	600	600	600	600	600	600
			180,000	60,000	24,000	12,000	7,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
	Grou	ip Charger														
-	Open S	GT Site Space ETC														
1	Pre CIL s106	Education	12,463	12,802	12,872	13,245	13,472	11,768	12,205	12,357	0	6,404	6,374	6,378	6,378	6,393
		Base	4,000	4,000	4,000	4,000	4,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
		Other S106	16,463	16,802	16,872	17,245	17,472	13,768	14,205	14,357	2,000	8,404	8,374	8,378	8,378	8,393
		3100	10,403	10,002	10,012	11,243	11,412	15,100	14,203	14,001	2,000	0,404	0,314	0,510	0,510	0,000
FINANCE F	FF															
	Peak Borrowing		-23,166,597	-14,409,346	-8,056,639	-4,721,350	-3,434,948	-15,306,434	-9,367,266	-4,741,379	-2,792,100	-25,232,640	-25,564,720	-19,775,649	-21,437,760	-14,319,265
	•		0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable		35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
	Aff - rented		65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65% 10%
	Shared Ownership		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	First Homes		25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
	Aff - rented Market Housing		68 195	23 65	9 26	5 13	3	28 81	11 33	6 16	3	57 163	57 162	35 101	35 101	17 48
	Aff - rented		68	23	3	5	3	28	11	6	3	57	57	35	35	17
	Shared Ownership		11	4	1	1	Ö	4	2	1	Ö	9	9	5	5	3
	First Homes		26	9	4	2	1	11	4	2	1	22	22	14	14	
	Market Housing Aff - rented		18,320 4,876	6,224 1,653	2,536 658	1,214 319	932 197	6,826 1,894	2,780 747	1,354 404	766 153	12,639 3,627	13,139 3,792	7,827 2,230	8,182 2,331	3,740 1,081
	Shared Ownership		830	276	79	79	0	267	154	70	0	598	626	340	355	191
	First Homes		1,981	667	276	158	70	820	294	154	70	1,494	1,562	938	981	474
	Open Space Required		2,490	0.830	0.332	0.166	0.100	1.038	0.415	0.208	0.100	2.075	2.075	1.287	0.667	0.623
	Gross - Net		3.673	1.224	0.286	0.167	0.100	0.824	0.192	0.036	0.000	1.339	0.391	0.388	0.242	0.221
	Shortfall / Surplus		1.183	0.394	-0.046	0.001	0.000	-0.213	-0.223	-0.111	-0.100	-0.736	-1.684	-0.899	-0.424	-0.402
	m2		26,006	8,820	3,549	1,770	1,199	9,808	3,974	1,981	989	18,358	19,118	11,334	11,850	5,487
F	BCIS Total		38,586,936	13,085,532	5,269,039	2,606,156	1,834,711	14,249,576	5,753,998	2,847,343	1,443,059	29,592,935	36,438,146	18,271,053	22,585,338	8,844,722
Education B		21,559	22.86	7.83	3.15	1.62	0.99	9	3.735	1.89		9.765	9.72	6.03	6.03	2.925
	Primary Places	21,559	76	26.1	10.5	5.4	3.3	30	12.45	6.3		32.55	32.4	20.1	20.1	9.75
	Secondary Places Plus 16 Places	26,105 26,105	51 11	17.4 3.62	7 1.45	3.6 0.75	2.2 0.45	20 4.14	8.3 1.71	4.2 0.87		21.7 4.68	21.6 4.66	13.4 2.89	13.4 2.89	6.5 1.4
						34,926	21,343	194,031	80,523	40,747	0	210,524	209,553	130,001	130,001	
	Early Years Primary Places		492,839 1,642,796	168,807 562,690	67,911 226,370	116,419	21,343 71,145	646,770	268,410	135,822	0	701,745	698,512	433,336	433,336	63,060 210,200
	Secondary Places		1,326,134	454,227	182,735	93,978	57,431	522,100	216,672	109,641	ŏ	566,479	563,868	349,807	349,807	169,683
	Plus 16 Places		277,235	94,500	37,852	19,579	11,747	108,075	44,640	22,711	0	122,171	121,649	75,443	75,443	36,547
			3,739,004 12,463	1,280,224 12,802	514,868 12,872	264,901 13,245	161,666 13,472	1,470,976 11,768	610,243 12,205	308,921 12,357	0	1,600,919 6,404	1,593,582 6,374	988,587 6,378	988,587 6,378	479,490 6,393

			Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28
	Green Brown		Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Green	Green	Green	Green	Green	Browi
	Use		PDL	PDL	Paddock	Paddock	Paddock	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PD
AREA																
	Total	ha	0.438 0.438	0.160 0.160	0.300 0.300	0.133 0.133	0.033 0.033	0.222 0.200	0.167 0.167	0.033 0.033	150.000	100.000 100.000	85.714 85.714	44.699 44.699	28.571	3.472
	Gross Net	ha ha	0.438	0.160	0.300	0.133	0.033	0.200	0.133	0.033	150.000 75.000	50.000	42.857	28,571	28.571 14.286	3.472 3.125
UNITS	INCC	na	0.430	0.100	0.300	0.133	0.033	0.200	0.133	0.033	15.000	30.000	42.031	20.511	14.200	3.12.
Olali S	Units		35	12	9	4	- 1	9	6	- 1	3000	2000	1500	1000	500	500
UNIT SIZE	OIIIO		0,5		, i		-			•	0000	2000	1500	1000	500	500
	Market Housing	m2	77.48	79.75	109.78	116.50	140.00	83.56	81.67	130.00	93.32	93.30	93.43	93.35	93.79	77.56
	Aff to rent	m2	63.39	67.10	109.78	116.50	140.00	83.56	81.67	130.00	71.89	71.90	71.91	71.82	72.09	63.63
	Shared Ownership	m2	67.10	67.10	109.78	116.50	140.00	83.56	81.67	130.00	74.87	74.87	74.26	76.75	77.99	66.43
	First Homes	m2	63.80	67.10	109.78	116.50	140.00	83.56	81.67	130.00	74.71	75.15	74.88	75.12	74.30	67.03
BASE CON	ISTRUCTION															
	BCIS	£/m2	1,612	1,612	1,520	1,557	1,647	1,451	1,402	1,647	1,484	1,483	1,483	1,484	1,484	1,612
	Site Costs	2	10% 5.0%	10% 5.0%	10% 0.0%	10% 0.0%	10% 0.0%	10% 5.0%	10% 5.0%	10% 5.0%	13%	13% 0.0%	13% 0.0%	13% 0.0%	13% 0.0%	15% 5.0%
	Abnormals	£	21,000	7,200	15,900	9,400	4,100	5,400	3,600	4,100	0.0% 3,165,000	2,110,000	1,586,000	1,055,000	531,000	300,000
	Contingency	2	5.0%	5.0%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.03
	Small Sites	2	3.04	3.04	E.J.	E.J.	2.54	5.04	3.0.0	5.0%	5.0.	3.04	5.04	5.04	3.04	3.04
FEES																
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	€/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES			0.05	0.00	0.05	0.05	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	
	Agents	2	3.0% 0.5%	3.0% 0.5%	3.0% 0.5%	3.0% 0.5%	3.0% 0.5%	3.0%	3.0% 0.5%	3.0% 0.5%	3.0% 0.5%	3.0% 0.5%	3.0% 0.5%	3.0% 0.5%	3.0% 0.5%	3.0% 0.5%
	Legal	£/unit	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.5%	0.54	0.54	0.54	0.54	0.54
	Misc.	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITI	ON.	-	0.04	0.04	0.04	0.0%	0.04	0.0%	0.0%	0.0%	0.0%	0.04	0.04	0.0%	0.0%	0.04
1100.01011	Agents	2	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	2	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPE	R'S RETURN															
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE	_															
	Fees	0.0%	0 7.5%	0 7.5%	0 7.5%	0 7.5%	0 7.5%	0 7.5%								
	Interest Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.04	0.0%	0.0%
LAND																
	EUV		1,100,000	1,100,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	25,000	25,000	25,000	25,000	25,000	1,100,000
	Premium	% EUV	20%	20%	0%	0%	0%	20%	20%	20%	0%	0%	0%	0%	0%	20%
	Premium	€/ha	0	0	500,000	500,000	500,000	0	0	0	225,000	225,000	225,000	225,000	225,000	0
	Easements etc	£														
VALUES																
	Market Housing	£/m2	4,900	4,900	5,000	5,000 2,750	5,000	4,900	4,900	4,900	4,672	4,672	4,672	4,672	4,672	5,300
	Aff Rent Social Rent	€/m2 €/m2	2,695 2,450	2,695 2,450	2,750 2,500	2,150	2,750 2,500	2,695 2,450	2,695 2,450	2,695 2,450	2,570 2,336	2,570 2,336	2,570 2,336	2,570 2,336	2,570 2,336	2,915 2,650
	Shared Ownership	£/m2	3,430	3,430	3,500	3,500	3,500	3,430	3,430	3,430	3,270	3,270	3,270	3,270	3,270	3,710
	First Homes	€/m2	3,408	3,430	0,500	0,500	0,500	0,400	0,400	0,400	2,991	2,384	2,989	2,986	3,002	3,573
GRANT														-,		
	Intermediate to Buy	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY RE	QUIREMENTS	2	0.50%	0.50%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%
	Biodiversity NG	£/ha	0.50%	0.50%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%
	CO2 Plus	trna 2	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	0021105	€/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2	14.71	4.03	4.03	4.03	4.03	4.03	4.03	4.03	14.71	14.71	14.71	14.71	14.71	14.71
	Water	€/m2	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
	Over Extra 1	2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0.000
	Over Extra 2	2 01=0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL	€/m2	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45
	Pre CIL s106	£/unit	8,500	2.000	2.000	2.000	2.000	2.000	2.000	2,000	50,000	40,000	40.000	40,000	25.000	25.000
	Post CIL s106	€/unit	8,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
	016 2100	El Wills	0,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	30,000	40,000	40,000	40,000	25,000	25,500

			Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28
	Green Brown		Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Green	Green	Green	Green	Green	Brown
	Use		PDL	PDL	Paddock	Paddock	Paddock	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL
	CIL	€/m2	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45
	Pre CIL s106	€/unit	8,500	2,000	2,000	2.000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
	Post CIL s106	€/unit	8,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
	Inf Tariff	% GDV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Affordable Housing															
	Overall		35.0%	35.0%							35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Aff Rent	65.0%	22.8%	22.8%							22.8%	22.8%	22.8%	22.8%	22.8%	22.8%
	Social Rent		0.0%	0.0%							0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership	10.0%	3.5%	3.5%							3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
	First Homes	25%	8.8%	8.8%							8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
ABNORM	ALS															
	CARRY UP		21,000	7,200	15,900	9,400	4,100	5,400	3,600	4,100	3,165,000	2,110,000		1,055,000	531,000	300,000
	Garages	Detached Factor	0 50%	0 50%	3 50%	2 50%	50%	0 50%	0 50%	50%	390 50%	260 50%	196 50%	130 50%	66 50%	0 50%
		Number	50%	50%	1.5	50%	0.5	50%	50%	0.5	195	130	50% 98	65	33	50%
		Cost	7,000	7,000	7,000	7,000	7,000	7,000	7,000		7,000				7,000	7,000
		COSK	1,000	0.000	10,500	7,000	3,500	0	0,000	3,500	1,365,000	910,000	686,000	455,000	231,000	1,000
	EV Charging	Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		Cost	600	600	600	600	600	600	600	600	600	600	600	600	600	600
			21,000	7,200	5,400	2,400	600	5,400	3,600	600	1,800,000	1,200,000	900,000	600,000	300,000	300,000
	Grou	ip Charger														
		GT Site														
	Pre CIL s106	Space ETC Education	6,326	0	0	0	0	0	0	0						
	Pre CIL SIU0	Base	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
		Other	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,000	40,000	40,000	40,000	25,000	25,000
		\$106	8,326	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
FINANCE																
	Peak Borrowing		-7,065,193	-2,478,980	-3,567,280	-1,705,635	-542,822	-2,590,522	-1,730,058	-493,968	-198,113,487	-198,113,487	-111,462,545	-76,974,683	-39,784,031	-46,471,228
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable		35%	35%	0%	0%	0%	0%	0%	0%	35%	35%	35%	35%	35%	35%
	Aff - rented		65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65% 10%	65%	65%
	Shared Ownership First Homes		10% 25%	10% 25%	10% 25%	10% 25%	10% 25%	35% 65% 10% 25% 114								
	Aff - rented		8	3	0	0	0	0	0	234	683	455	341	228	114	234
	Market Housing		23	8	9	4	1	9	6	1	1,350	1,300	975	650	325	325
	Aff - rented		8	3	ŏ	ŏ	ó	ŏ	ŏ	ó	683	455	341	228	114	325 114
	Shared Ownership		1	Ö	Ö	Ö	Ö	Ö	Ö	Ö	52	70	53	17	8	18
	First Homes		3	1	0	0	0	0	0	0	263	175	131	88	44	44
	Market Housing		1,782	638	988	466	140	752	490	130	181,968	121,230	91,094	60,678	30,482	25,207
	Aff - rented		507	201	0	0	0	0	0	0	49,103	32,714	24,523	16,374	8,219	7,253
	Shared Ownership		67	0	0	0	0	0	0	0	3,893	5,241	3,936	1,305	624	1,197
	First Homes		191	67	U	U	0	0	U	U	19,648	13,151	9,809	6,610	3,269	2,949
	Open Space Required		0.291	0.052	0.022	0.010	0.002	0.022	0.014	0.002	24.900	16.600	12.450	8.300	4.150	4.150
	Gross - Net		0.000	0.000	0.000	0.000	0.000	0.000	0.033	0.000	75.000	50.000	42.857	16.127	14.286	0.347
	Shortfall / Surplus		-0.291	-0.052	-0.022	-0.010	-0.002	-0.022	0.019	-0.002	50.100	33.400	30,407	7.827	10.136	-3.803
	m2		2,548	306	988	466	140	752	490	130	254,611	172,396	129,362	84,967	42,594	36,606
	BCIS Total		4,106,731	1,461,117	1,501,992	725,754	230,580	1,091,264	686,980	214,110	377,788,916	255,693,312	191,879,303	126,059,185	63,194,181	59,008,550
Education	Early Years	21,559	1.35								223.74	151.65	113.85	74.7	37.53	19.44
Lagration	Primary Places	21,559	4.5								745.8	505.5	379.5	249	125.1	64.8
	Secondary Places	26,105	3								497.2	337	253	166	83.4	43.2
	Plus 16 Places	26,105	0.65								104.06	70.55	52.95	34.73	17.42	9.33
	Early Years		29,105	0	0	0	0	0	0	0	4,823,611	3,269,422	2,454,492	1,610,457	809,109	419,107
	Primary Places		97,016	ŏ	ŏ	ŏ	ő	Ö	Ö	0	16,078,702	10,898,075	8,181,641	5,368,191	2,697,031	1,397,023
	Secondary Places		78,315	ő	Ö	ő	0	0	ő	0	12,979,406	8,797,385	6,604,565	4,333,430	2,177,157	1,127,736
	Plus 16 Places		16,968	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	2,716,486	1,841,708	1,382,260	906,627	454,749	243,560
			221,403	Ö	Ö	Ö	Ö	Ö	Ŏ	Ŏ	36,598,205	24,806,590	18,622,957	12,218,705	6,138,046	3,187,426
			6,326	0	0	0	0	0	0	0	12,199	12,403	12,415	12,219	12,276	6,375

Site 1		Large GF 300 U	rban Edge																						
INCOME	Av Siza	n2	z	Humber	Price 1/m2	GD#	GIA	1	DEVELOPMEN	TCOSTS							Pleaning fee	alc				Build Cart			/m
	Grazz 93.9	Net		300			=2		LAND			funit or m2	Total				No dwar	du 31	gr rat			CO2 Plur	×	3.000	/m 1,493,7 2 44.5 2 0.0 2 0.0 14.1 0.0 2 0.0 2 0.0 2 0.0 2 0.0 3 1,543.0 2 231,4 2 1,5
Market Hawring	93.9	93.58	65.00%	195	4,672	85,254,656	18,320			Land Stamp Duty			820,384	16,617,686			No dugrander 50 No dugraver 50	2	50 46 50 13	2 23,100 8 34,500 I 57,600		Acc & Adpt	t/m2	0.000	2 0.0
Affordable Overall Affordable Rent	71.7	70.50	35% 22.75%	105	2,570	12,363,952	4,894			Earomontrote. Logalrinequiritie		1.50%	0 249,265	1,069,650					Tuta	57,600		lites	6/m2 6/m2		14.7
Sacial Ront Shared Ounership	71.7 75.4	70.50 74.73	0.00%		2,336 3,270	2,566,075			1.	ED GOD THE GOD TELL		1.50%	247,209	1,000,000			Stamp duty co	lc - Rosidual		16.617.686		Over Extra 1	z/m2	0.000	× 0.0
First Hames	76.2	75.42	8.75×	26	2,959	5,859,242	2,000		Faar	Planning			57,600				Landpayment		Tata			Over Extra 2	20	0.000	× 0.0
Grant and Subridy	Affordable Rent									Professional		8.00×	4,482,224	4,539,824			Stemp duty co	de - Basidual	_			Small Site	t/m2	0.00	0.0
	Social Rent Shared Ownership				0				COMSTRUCTION	OH Build Cart		1,776	46,187,352				Landpayment		Tata	6,428,571 310,929		Site Cartr	Bare		1,543.00
SITE AREA - Not	8.571 h					106,043,925				2106 / CIL / IT		2.50%	8,365,764 1,154,684							210,323		SKF CEG	BNG	15.00: 0.10:	1,776.00
SITE AREA - Grazz	12,245 h	14	35 25	the the		106,043,725	26,005			Contingency Abnormals	×	0.00%	0				Pro CILx106	16,50	00 f/Unit (all)						1,776.00
Sales per Quarter	0										4		320,000	56,027,800					Total	4,950,000					
Unit Build Time	3 (	Quarters							FINANCE	Foor		BV.					Part CIL r 106 CIL	16,51	00	) 4,950,000 3,445,764					
		Maria de la compansión	D. J. HET	D. I. CDOCC		RUH Residual I	HACRO etrl+r Claring halance -			Interest Logal and Valuation		7.50%							Tuta	3,415,764 8,365,764					
Beridaal Land Value		16,617,686	1.934.730							Logal and valuation	in .		۰				Inf Tariff	× GDV							
Exirting Uro Valuo Uplift	0×	306,122		25,000		RUH CIL MACR	Octri+k Claring halance -	0	SALES								rpoll	0.00	×	•					
Plur/ha Benchmi	500,000 ark Land Talae	6,122,449		500,000 525,000		Chrokenpharingé	hear ner			Agentr	×	3.0%	3,181,318 530,220												
			41_2			SHI	rest			Mi	f/unit	0.0%	300	3 711 837	\$1,966,796										
Additional Profit		16.930.535	924						D	- Cla	-	0.02	·	2.116.021	¥1.7¥¥.17\$										
									Davelupers P	Market Houring	×Value	17.50%			14,919,565										
										Affordable Houris	y Value	17.50× 17.50×			2,612,755 1,025,367										
RESIDUAL CASH FL	OW FOR INTERES	Teer 1	Tear 2	Teer 3	Tear 4	Tear 5	Tear 6	Tear 7	Teer \$	Tear 2	Teer 10	Year 11	Tear 12	Year 13	Tear 14	Tear 15	Tear 16	Tear 17	Tear 18	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	Tear 24
INCOME UNITS Started		26	50	50	50	50	50	26	.,,,,,	.,,,,,	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		.54145	
Market Hawing Affardable Rent		23	7,104,555	14,209,109	14,209,109	14,209,109	14,209,109	14,209,109	7,104,555		<u> </u>	<u> </u>	. 0	0	. 0	. 0	<u> </u>		<u> </u>	<u> </u>	0		_ 0	<u> </u>	_ 0
Affordable Rent Social Rent Shared Ownership			1,030,329	2,060,659	2,060,659	2,060,659	2,060,659	2,060,659	1,030,329		:	;		÷	ů	;	:							: :	;
Shared Ounership First Hames			213,840 488,270	427,679 976,540	427,679 976,540	427,679 976,540	427,679 976,540	427,679 976,540	213,840		:	;	: :	÷	, ,	:	:	:					, ,	:	
Grant and Subridy					17.673.9#7	P 0		F 0	1 8,836,994	i	- 1	i	i		i		, ,		, ,	. 0	i		, ,	, ,	, ,
EXPENDITURE			*,*3*,774	11,413,741	11,413,741	11,613,961	11,613,741	11,413,741	4,434,774	•	•	•	•	•	•	•	•	-			•	•	•	•	•
Stamp Duty Earomontrotc. Logalr Acquirition		820,384 0																							
Planning Fee	- ;	249,265 57,600																							
Professional Build Cast - BCIS Base		4.482.224	2 040 646	7,697,892	7 (07 007	7 (07 007	7 (07 007	7 (47 042	2 040 046															0	. 0
z106/CIL/Tariff			3,828,264	\$25,000	825,000	825,000	7,697,892 825,000 192,447	825,000 F 193,447	3,848,946 412,500				ŏ	ě	Š	· i		, i	7 0						, i
Cantingoncy Abnormatr			96,224 26,667	192,447 53,333		192,447 53,333	53,333		96,224 26,667			,	·	· ;	Ÿ		,	,	,	,			,		ř
Financo Foor Logal and Valuation																									
Agentr Legalr			265,110 44,185	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	265,110 44,185	:		:	:			0		:				:			
Mire. COSTS BEFORE LAN	ND INT AND DR	E 444 474		9,387,262			9.387.262		4 (43 (31	<u> </u>						<u> </u>									
For Residual Value			4,147,379	7,341,242	7,341,242	7,341,242	7,341,242	7,341,242	4,673,631	_	•	•	•		•	•	•	_			•	1		•	•
	Land Interest	16,617,626	1,667,037	1,737,495	1,246,303	718,271	150,637					. 0			. 0	. 0	. 0						. 0	. 0	. 0
Developers Return Market Houring																									14,919,565
Affordable for Rent First Homes										1															2,612,755 1,025,367 -18,557,687
	CarhFlou	-22,227,159	-939,438	6,549,230	7,040,423	7,568,454	8,136,089	8,286,725	4,143,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-18,557,687
	Opening Balance Clarina Balance	-22,227,159	-23,166,597	-16,617,367	-9.576.944	-2.008,490	6,127,599	14.414.324	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	
CASH FLOW FOR CIT	L ADDITIONAL PI	ROFIT																							
INCOME	Ar Abava	Tear 1	Teer 2	Teer 3	Tear 4	Tear 5	Tear 6	Tear 7	Teer \$	Tear 9	Teer 10	Teer 11	Tear 12	Tear 13	Tear 14	Tear 15	Toer 16	Tear 17	Teer 12	Teer 19	Tear 20	Tear 21	Tear 22	Tear 23	Tear 24
IHCOHE		•	1,136,994	17,673,987	17,673,987	17,673,987	17,673,987	17,673,987	1,836,994	•	•	, ,	•	•	•	•	•	•	•	•	•	•	•	•	•
EXPENDITURE		4 430 534																							
Land Stamp Duty		6,428,571 310,929																							
Earomontrotc. Logalr Acquirition Planning Foo		96,429 57,600																							
Planning Foo Prafozzianal		4 482 224			0	:				:			: :	· ·		:		:				:			
Build Cart - BCIS Bare POTENTIAL CIL	· ·	2 418 648	3,848,946	7,697,892 2,418,648	7,697,892		7,697,892	7,697,892	3,848,946	٠ .	7 0	, ,	•	•	•	0	7 6		, ,	, ,		i i	, ,	·	
Part CIL r 106		0	412,500	825,000	825,000	825,000	\$25,000	825.000	412,500						. 0		. 0		. 0	. 0	0		. 0	0	. 0
Cantingoncy Abnormals	E	Ÿ	96,224 26,667	192,447 53,333	192,447 53,333	192,447 53,333	192,447 53,333	192,447 53,333	96,224 26,667		- :	- :	,	*	, ,		- :		- 1					- :	- :
Financo Foor Logal and Valuation		- 1																							
Logal and Valuation Agentr Logalr			265,110 44,185	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	265,110 44,185	:	, 0	0		0	0	0	0				0	ů	, 0	0	, ,
Mire. COSTS BEFORE LAN	UD IMT AMD FOR	13 744 44*	7 442 276							1 1		, i	, <u>i</u>	į	į	<u> </u>		i	, i		i	i		, i	, i
		15,174,400	1,112,219	11,005,710	11,805,910	11,805,910	11,805,910	11,009,710	4,673,631	_		•	•			_		<u> </u>	<u> </u>	•		<u> </u>		•	
For CIL calculation	Interest		1,034,580	982,820	616,426	222,552	. 0				0	0				. 0	. 0		0			0		0	0
Developers Return Market Housing																									14,919,565
Affordable for Bent																									2,612,755 1,025,367 -18,557,687
First Hamos	Carl Flour	-13,794,400	690,135	4,885,257	5,251,652	5,645,526	5,868,077	5,868,077	4,143,363	0	0	0	0	0	0	0	0		0	0		0	0	0	-18,557,687
	Opening Balance					1	1	1	1	1	1	1				1	10 557 607	10 557 607	1	10 557 607	18.557.687	1			

Site 2		Large GF 100 U	rban Edge																							
IHCOHE	Av Siza	m2	z	Humber	Price	GD T	614	1	DETELOPMEN	COSTS						1	Planning for	celc			$\neg$		Build Cart			1m   1,432.6
	Grazz 95.8	Net		104			-	1	LAND			funit or m2	Tetal				Planning app foo Na dwyr	10	0	rato			CO2 Plur	×	3.	1,483.
1arket Howring	95.8	95.51		65	4,672	29,003,77	6 6,22	1	1	Stamp Duty			253,169	5,273,377			No dustrander 50 No dustraver 50	5	0	462 138	23,100 6,900 30,000		Acc@Adpt	t/m2	0.	0.0
Affordable Overall Affordable Rent	71.9	70.70	35% 22.75%	31	5 3 2,570	4,132,75	5 163			Earementretc. Legalr/Acquiriti		1.50×	79,101						T-	rtel	30,000		Water	1/m2 1/m2		14.
Sacial Rent Shared Ownership	71.9	70.70 68.00	0.00% 3.50%		0 2,336		0	9	Feer					220,011			Stamp duty	alc - Rosidual					Over Extra 1	√ f/m2	0.	0.0
irst Hames	74.1	73.22	8.75×		4 3,270 9 2,979	1,908,42	1 64		1	Planning			30,000				Landpayment		T-	rtal ,	253,169		Over Extra 2	×	0.	0.0 0.0
Grant and Subridy	Affordable Rent						0		1	Professional		8.00%	1,507,623	1,537,623			Stamp duty	elc - Rosidual			_		Small Site	t/m2	0.	0.0 0.0
	Secial Ront Shared Ounership				0		0		CONSTRUCTION	Build Cart		1,776	15,537,302				Landpayment		T-	et el	2,142,857 96,643		Site Curtr	Bare		1,542.92 00% 231.4
SITE AREA - Not							8,741			2106 / CIL / IT											77,045		5110 0210	BNG	0.	10% 1.5
SITE AREA - Grazz	2.857 4.082	ha ha	35 25	n-		35,#23,307	8,745	1		Contingency Abnormals	×	2.50% 0.00%	388,435 0				Pro CIL z 106	16,50	0 €/Unit(all)							1,775.94
Sales per Quarter	0								1		4		109,000	18,845,281			_		Total		50,000					
Unit Build Time	3	Quarters							FINANCE	Foor		02					Part CIL r 106 CIL	16,50	0 £/Unit 6 £/m2	(all) 1	1,650,000 1,160,465					
		Marin Co.	ParkaNET	Perha GROSS		RUM Residual	MACRO etrl+r Claring halance			Interest Legal and Valuati		7.50%							T-	etal 2,#	10,465					
<b>Residual Land Valu</b> Existing Use Value		5.273.377	1,845,682	1,291,977						Logal and valuati	on .						Inf Tariff	×GDV								
Exirting Uro Valuo Uplift	0%	102,041		25,000	0	RUH CIL HACE	Claring tolones	- 0	SALES									0.00	×		•					
Plw/ha Renchm	500,000 ark Land Value	2,040,816 2,142,857		500,000 525,000	9	Chreken pharing		1		Agentr	×	3.0% 0.5%	1,074,699 179,117													
			41-5			S B	rest	1		W	£/unit	0 000	0	1.253.816	27.242.366											
Additional Profit		4.798.072	771						<u> </u>	47.		0.02		1,522,016												
									Davelupers Pr	Market Houring	×Value	17.50× 17.50×			5,075,661											
										Affordable Houri	ng × Value × Value	17.50% 17.50%			5,075,661 \$59,444 333,974											
RESIDUAL CASH FI	LOW FOR IMTERE	ST Tour 1				Tags 2				Tage 3				Tear 4				Tour 5					Tagr 6			
IHCOHE UNITS Started Market Howing Affordable Rent Social Rent		Tear 1 Q1	Q2	63	64	Tear 2 Q1	65	Q3 12	Q4 12	Teer 3 Q1	Q2 12	<b>Q3</b> 12	64	Q1	Q2	<b>Q</b> 3	Q4	Teer 5 Q1	Q2	<b>Q</b> 3	3	Q4	Teer 6 Q1	65	63	Q4
Market Hawring					<u>r</u> 0	2 %	<u>'</u>	1,740,227	2,900,378	3,480,453	3,480,453	3,480,453	3,480,453	3,480,453	3,480,453	3,480,453	. 0		. 0	. 0		0		- 1		. 0
Affordable Rent Social Rent					, ,	8	, ,	247,965	413,275	495,931 0	495,931	495,931	495,931 0	495,931 0	495,931 0	495,931	;	8	;	, ;	} ;	:	:		;	, ,
Shared Ownership First Hames					0	:	0	46,701 114,505	77,836 190,842	93,403 229,011	93,403 229,011	93,403 229,011	93,403 229,011	93,403 229,011	93,403 229,011	93,403		:		. 0			:		. 0	0
arant and Subridy					i		- 1	2.149.398	3.542.331	4,298,797	. 0		4,298,797	4,298,797		4,294,797		· i	<u> </u>	- 1		<u> </u>	<u> </u>		-	
EXPENDITURE		•	•	•	•	•	•	2,147,374	3,542,331	4,294,191	4,274,171	4,674,171	4,274,171	4,274,171	4,274,171	4,274,171	•	- T	•			•	•	•	•	•
Stamp Duty Carementrets.		253,169 0																								
Logalr Acquirition Planning Foo		79,101 30,000																								
Professional Build Cost - BCIS Base		753,811		753,811	\$28,660	1,450,156	1,760,903	1,864,486	1,864,486	1,864,486	1,864,486	1,864,486	1,242,991	621,495								0				. 0
r106/CIL/Tariff			1,160,465	310,748 33,000 7,769 2,180	88,000 20,717 5,813	154,000	187,000	198,000	198,000	198,000	198,000	198,000	132,000	66,000	0					. 0		ě	ě			
Cantingoncy Abnormals				2,180	5,813	36,254 10,173	44,023 12,353	46,612 13,080	46,612 13,080	46,612 13,080	46,612 13,080	46,612 13,080	31,075 8,720	15,537 4,360			,		, ,	, ,	3	ö				, ,
Financo Foor Logal and Valuation		:																								
Agontr Logalr		:			. 0	:		64,482	107,470	128,964 21,494	128,964 21,494	128,964 21,494	128,964 21,494	128,964 21,494	128,964 21,494	128,964	: :	:			:	0	:			
Mirc.	WD 182 EWD DD		1,160,465					2,197,407				2,272,636			150,458			· ·				•	·			
COSTS BEFORE LA		1,116,021	1,160,465	1,107,50#	943,190	1,454,543	2,004,215	2,197,407	2,241,560	2,212,434	2,212,434	2,212,636	1,969,243	491,491	150,454	150,450		•	•			_ •	•	•		•
For Recidual Talua	Interest	5,273,377	119,802	143,807	167,269	188,091	222,566	264,319	270,175	250,214	216,915	182,992	148,432	99,961	37,318	. 0			. 0		, ,	0				. 0
Davelupers Return																										5 075 661
Market Howing Affordable for Rent First Homes																										5,075,661 859,444
riizenumaz	CarliFlau	-6,389,458	-1,280,267	-1,251,315	-1,110,460	-1,838,674	-2,226,845	-312,328	1,064,596	1,775,947	1,809,246	1,843,169	2,585,121	3,340,985	4,111,021	4,148,339		0		0		0	0			333,974 -6,269,079
	Opening Balance Clarina Balance	0 -6,389,458	-7.669,725	-8.921.040	-10.031.499	-11.870.173	-14.097.018	-14,409,346	-13,344,750	-11,568,803	-9.759.557	-7.916.388	-5.331,266	-1,990,281	2,120,740	6,269,079	6,269,079	6,269,079	6,269,079	6,269	0.079	6,269,079	6,269,079	6,269,079	6,269,079	0
CASH FLOW FOR CI	IL ADDITIONAL P	ROFIT																								
ІНСОНЕ	Ar Abave	Teer 1				Tear 2				Tear 3				Tour 4				Tear 5					Toer 6			
INCOME	FG FACEUR	•	•	•	•	•		2,149,398	3,5\$2,331	4,298,797	4,298,797	4,29\$,797	4,298,797	4,298,797	4,29\$,797	4,29\$,797		•	, ,	, ,		•	•	, .		•
Land		2,142,857																								
Stamp Duty Earomontrotc.		96,643																								
Earomontrotc. Logalr Acquirition Planning Foo		32,143 30,000		. 0	. 0							. 0														. 0
Professional Build Cost - RCIS Rase		753,811		753,811 310,748	828,660	1,450,156	1,760,903	1.864,486	1.864.486	1.864.486	1,864,486	1.864.486	1,242,991	621,495	0		0		. 0			0				
POTENTIAL CIL		1,436,503	, i	220,140	560,261	560,261	560,261	560,261	560,261	560,261	.,,			72.775			<u>, i </u>	L i	<u> </u>			Ť	, i			· ·
Part CIL #106 Cantingoncy Abnormalr				7,769 2,180	20,717	154,000 36,254	44,023 12,353	46,612	198,000 46,612 13,080	198,000 46,612	46,612 13,080	198,000 46,612 13,080	132,000 31,075 8,720	15,537 4,360						2 0						2 0
inance Feer		:		2,180	5,813	10,173	12,353	13,080	13,080	13,080	13,080	13,080	8,720	4,360				۰	0		, ,					
e gal and Valuation		:						64.402	107.470	120 044	120.064	128,964	120.064	120 064	420.064	128 964										
iqontr .oqalr						t i		64,482 10,747	17,912	128,964 21,494	128,964 21,494	21,494	128,964 21,494	128,964 21,494	128,964 21,494	21,494	. 0	t :		, i		i		1		
<sup>Mire.</sup> COSTS BEFORE LAI	ND INT AND PRO	4,491,957	• •	1,107,508	1,503,452	2,210,844	2,564,541	2,757,668	2,807,821	2,\$32,\$97	2,272,636	2,272,636	1,565,243	#57,#51	150,458	150,458	•	* *	·	•		·	•	· :	•	· ·
For CIL calculation										<del></del>							_	_	_	_	-			_	_	
	Interest		84,224	85,803	108,178	138,396	182,444	233,950	249,742	239,902	216,915	182,992	148,432	99,961	37,318				0		,	0		0		0
Davalupars Ratura Market Hawing Affordable for Rent																										5,075,661 859,444
Affordable for Rent First Homes																										333,974 -6,269,079
	Carh Flou Opening Balance	-4,491,957 0	-84,224	-1,193,311	-1,611,630	-2,349,240	-2,746,985	-842,220	524,768	1,225,997	1,809,246	1,843,169	2,585,121	3,340,985	4,111,021	4,148,339	- 0		r .	-	7			-	- 0	-6,269,079
	Olasia - Dalas -	-4 491 957	-4.576.181	-5.769.492	-7.381.122	+9.720.262	-12 477 247	-13.319.568	-12,794,800	-11.562.203	-9.759.557	-7.916.388	-5.331.266	-1.990.281	2.120.740	6.269.079	6.269.079	6.269.079	6.269.079	6.269	0.074	6.269.079	6.269.079	6.269.079	6.269.079	0

НСОНЕ			urban odgo						DETELOPMEN													Build Cart			-
OME	Av Siza	m2	×	Humber 4	r Price	- GD	7 G12			T COSTS							Planning fee o	elc dug	r rate						X 1,4 X X X X X X X X X X X X X X X X X X X
ot Hawring	Grazz 97.5	Not	65.00%				00 2,53		LAND			fanit er m2	Tetal				Nedwar	4	462			CO2 Plur	⊻ €/m2	3.00%	
	97.5	97.38			6 4,900	0 12,406,80	2,53	1		Land Stamp Duty			123,474	2,679,481			No dugrander 50 No dugraver 50	4	138	8 0		Acc & Adpt	×	0.00%	z.
rdable Overall rdable Rent	73.1	71.78	35% 22.75%	1	9 2,695	5 1,760,3	44 66			Earomontrota. LogalriAcquiritia	_	1.50×	40,192	163,666					Tatel	18,480		Water	t/m2 t/m2		
al Ront	73.1	71.78	0.00%		0 2,450	0	0	õ		Endan Inchantin		1.50%	40,176	102,000			Stemp duty co	lc - Residual				Over Extra 1	7	0.002	e.*
rod Ounorship t Hamos	79.0 69.0	79.00 68.00	3.50% 8.75%		1 3,430 4 3,213	0 379,35 3 764,63	50 1 36 24	1	Feer	Planning			18.489				Landpayment		Tatal	2,679,481		Over Extra2	t/m2	0.002	
					2,615	104,0				Professional		8.00%	612,046	630,526					12(4)	100,414		1	t/m2	0.00	ó
ant and Subridy	Affordable Rent Social Rent				0	0	0		COMSTRUCTI	эн							Stamp daty ca Landpayment	lc - Residual		750.000		Small Site	×	0.00%	1.0
	Shared Ounership				ő	,	0		Constitue	Build Cart		1,777	6,314,869 1,132,837 157,872				Canapa) ment		Tatel			Site Cartr	Bare	15.00%	
TE AREA - Not	1,143	ha	25	rh-		15,311,10	a 3,553		-	2106 / CIL / IT Contingency		2.50%	1,132,837										BNG	0.10>	1.3
E AREA - Grazz	1,429	ha	28	/h-	4		-,			Abnormale	ж	0.00%					Pro CIL x 106	16,50	#/Unit (all)						
larper Quarter	0										•		45,000	7,650,578			_		Total	660,000					
it Build Time	3	Quarters							FINANCE								Part CIL x 106	16,50	f/Unit(all)	) 660,000					
						RUM Razidual	HACRO ctrl+r			Foor		7.50×					OIL	181	t/m2 Tatal	472,837 1,132,#37					
		Whale Site 2,679,481	PerhaNET 2,344,546	Per ha GROSS 1,\$75,637			Claring belonce	- 0		Logal and Valuation				0			D 48 10								
<b>eridual Land Yalu</b> irting Ure Value	•	35,714	2.344.545	25,00	0	RUH CIL HAC	RO ctrl+l		1								Inf Tariff	2.GDV 0.003							
life	9× 500,000				0		Claring halones	- 0	SALES	Agents		3.0%	459,333												
Benchm	ark Land Yalue	750,000		525,000	i i	Check on pharing	duar nar	1	1	Legale	× ×	0.5×	76,556												
							rrest	_			třunit	0 000		535,889											
dditional Profit		2,648,889	1.045							PW4.	6	0.02		535,889	11.660.140										
									Davelupers P	mfit Mades Hamis	o II ales	17 50%			2 171 188										
										Market Hawing Affordable Howin	×Value 14 ×Value	17.50× 17.50×			2,171,190 374,443 133,#11										
ESIDUAL CASH FL	OM FOR INTER	C Y								First Hames	× Value	17.50%			133.#11										
	V = TVN INTERI	Tear 1				Tear 2				Tear 3				Tear 4				Taur 5				Tear 6 Q1			$\overline{}$
ICOME HTS Started arket Howing		Q1	65	Q3 5	Q4 5	Q1 10	Q2 10	Q3 10	Q4	<u> </u>	65	63	64	Q1	65	<b>Q</b> 3	04	Q1	QZ	63	Q4	Q1	Q2	<b>Q</b> 3	04
rket Hawing					. 0	<u> </u>	. 0	1,550,850	1,550,850	3,101,700	3,101,700	3,101,700	0	0	0	0			. 0	. 0	0		0	. 0	. 0
fardable Rent					, 0		. 0	220,039	220,039	440,079	440,079	440,079							, ,	, 0	. 0		- 0	. 0	. 0
cial Ront ared Ounership					. 0		. 0	47,420	47,420	94,840	94,840	94,840			0								_ 0	. 0	. 0
zt Hamer ant and Subridy						:	, ,	95,580	95,580	191,159	191,159	191,159										:			
INCOME PENDITURE		•	•	•	, i	, ,	7 1	/ 1,913,##9	1,913,##9	3,\$27,777	7 3,\$27,777	7 3,\$27,777	•		i	•	<i>7</i> i		<u>, , , , , , , , , , , , , , , , , , , </u>	<i>7</i> • •	•	7 6	7	-	7
PENDITURE imp Duty		123,474																							
romentretc.																									
qabr Acquirition anning Fee		0 40,192 18,480																							
rafezzian-al		306,023		306,023												_		L							
rild Cart - BCIS Bare 06/CIL/Tariff			472 237	263,120 27,500 6,578	526,239 55,000	1,052,478	137 500	1,578,717	1,052,478	55,000					0					. 0			0	0	. 0
intingency				6,578	13,156	26,312	32,890	39,468	26,312	13,156	<u>r</u> 0	<u>r</u> 0	. 0		0		<u>r</u> i		<u>r</u> 0	<u>r</u> 0		ė i	<u>*</u> 0	<u> </u>	<u> </u>
narmalr nanco Foor				1,875	3,750	7,500	9,375	11,250	7,500	3,750								۰				0			
equal and Valuation		ž i																							
qontr qalr		:				:		57,417 9,569	57,417 9,569	114,833 19,139	114,833	114,833										:			
rc.		L		i	L Š	L												L			, i	L			
OSTS BEFORE LAN	MD IMT AMD PRO	488,169	472,#37	605,096	598,145	1,196,290	1,495,363	1,861,421	1,263,276	732,117	133,972	133,972	•	•	•	•		•			•	•	<del></del>	<u></u>	<del>- •</del>
ar Residual Valua	Land	2,679,481																							
analmarr Ratura	Interest		59,393	69,373	82,019	94,772	118,980	149,248	151,063	141,697	86,310	18,669		0				۰				0			. 0
Pavalapars Ratura Market Howing																									2,171,11 374,44 133,81
Affordable for Rent First Homes																									133.81
	Carh Flau Opening Balance	-3,167,650	-532,231	-674,468	-680,164	-1,291,062	-1,614,342	-96,781	499,549	2,953,963	3,607,495	3,675,136	0	0	0			0	0	0	0	0	0	0	-2,679,
	Opening Balance Claring Balance	-3.167.650	-3.699.881	-4.374.349	-5.054.514	-6.345.576	-7.959.918	-8.056.699	-7.557.150	-4.603.187	-995.692	2,679,444	2,679,444	2.679.444	2,679,444	2.679.444	2,679,444	2,679,444	2.679.444	2.679.444	2,679,444	2.679.444	2,679,444	2.679.444	
ASH FLOW FOR CI		Teer 1				Tear 2				Tear 3				Tear 4			_	Teer 5				Tear 6	-		-
COME	Ar Abave																								
INCOME EPENDITURE		•	•	•	•	<del></del>	•	1,713,289	1,715,889	3,321,177	5,321,177	3,\$27,777	•	•	•	•		· •	-		•	· •	<del></del>		<del></del>
nd amp Duty		750,000 27,000																							
omentretc.																									
qalr Acquirition Inning Fee		11,250 18,480																							
of ezzional		306,023	, ,	306,023	, ,	, š	, ,	r ö	, ,		,		, ,	·	·	·	·		,	ő	ö	ő	ő	ŏ	0
IId Cart - BCIS Baro TENTIAL CIL		0 584.670	0	263,120	526,239 1,032,109	1,052,478	1,315,598	1,578,717	1,052,478	526,239													0		0
t CILz106		984'910	0	27,500	55,000	110,000	137,500	165,000	110,000	55,000	0		0	0	0			0	0	0	0	0	0	0	0
tingency		0	0	6,578 1,875	13,156 3,750	26,312 7,500	32,890 9,375	39,468 11,250	26,312 7,500	13,156 3,750	0	0	0	0	0	0		0	0	0	0	0	0	0	0
ance Feer		i i		1,819	5,750	7,500	7,519	11,250	7,500	5,790															
gal and Valuation								E7 447	57,417	114 022	114,833	114,833													
quir		ě	ŏ	ŏ	ŏ	ŏ	ŏ	57,417 9,569	9,569	114,833 19,139	19,139	19,139	ě	ő	i	ě	i	i	, i	ŏ	ő	ő	ŏ	ŏ	0
STS BEFORE LAN	MD IMT AMD DO	1,697,423	0	605,096	1,630,254	2,22\$,399	1,495,363	1,861,421	1,263,276	732,117	133,972	133,972		0	0			0	0	0	0	0	0	0	. 0
	NO INT AND PRO	1,697,423	-	105,076	1,630,254	2,228,399	1,495,363	1,861,421	1,263,276	132,117	155,972	133,972	•	•	•		-	· ·	-		•		<del></del>	<u> </u>	—·
r CIL calculation	Interest		31,827	32,423	44,377	75,776	110,900	149,248	151,063	141,697	86,310	18,669	-	-	-								_		
volupors Roturn	Interest		31,827	32,423	44,377	79,776	110,900	149,248	191,043	141,697	86,310	18,669										,	- 0	0	
Market Hawrina																									2,171,1
Affordable for Rent First Homes																									2,171,1 374,44 133,81 -2,679,4
	Carl Flou	-1,697,423	-31,827	-637,519	-1,674,631	-2,304,176	-1,614,342	96,781	499,549	2,953,963	3,607,495	3,675,136		0	0				0	0	0	0	1 0	0	-2,679,4
	Opening Balance	-1.697.423																							

Site 4		Madium GF - 20	urban odgo																						
IHCOHE	Av Size	n2	×	Humber	Price 1/m2	GDT	GIA	1	DETELOPHEN	TCOSTS							Planning foo	eele .	r rat			Build Cart			/m3 1,472,57 44,11 0,01 14,7 0,03 14,7 0,04 0,04 0,04 1,531,54 229,7; 1,51
	Grazz 93.4	Net 93.08	65.00×		4,900	F 434 444			LAMD	Land		/enit or m2	Total	4225224			Planning app foo	duq 2	7 79%			CO2 Plur	× t/m2	3.00%	1,472.5
Market Hauring Affardable Overall	73.4	73.00	35×		4,500	5,929,000	1,21	1		Stamp Duty Euromentrets			55,762	1,325,234			No dugrander 50 No dugraver 50	-	0 13:	8 0		Acc & Adpt		0.00%	0.0
Affordable Rent	63.8	62.20	22.75%	-	2,695	762,712	291	9		Logalr/Acquiriti	on.	1.50×	19,879	75,640					Tatal	9,240		Water	1/m2 1/m2		0.01
Social Ront Sharod Ounorship	63.8 79.0 79.0	62.20 79.00 79.00	0.00× 3.50×	- 1	3.430	189,679	5	9	Faar								Stamp duty c- Landpayment	ilc - Kasidual		1,325,234		Over Extra 1	t/m2	0.00%	0.04
First Hames		79.00	8.75×		3,165	437,500	13:	1		Planning Professional		8.00×	9,240 291,424	300,664					Tatal	55,762		Over Extra 2	t/m2	0.00%	0.04
Grant and Subridy	Affordable Rent Social Rent				0	- 8	-	1	COMSTRUCTION	ЭН							Stamp duty c- Landpayment	elc - Rasidual		437,500		Small Site	×	0.00%	1,531.54
	Shared Ounership					,				Build Cart 2106 / CIL / IT		1,763	2,992,632 556,350 74,816						Tatel	11,375		Site Cartr	Bare BNG	15.00% 0.10%	229.73
SITE AREA - Not SITE AREA - Grave	0.667 h 0.833 h	19	30 24	/ha		7,31#,#91	1,698			Contingency Abnormals	×	2.50× 0.00×	0				Pro CIL z 106	16,50	0 €/Unit (all)						1,762.80
Sales per Quarter	0										ŧ		19,000	3,642,798				_	Total	330,000					
Unit Build Time	3 0	Quarters							FIMANCE	Foor		0×	0				Part CIL x 106 CIL	16,50	0	226.350					
		Whale Site	PerhaNET	Perha GROSS		RUM Residuel I	HACRO ctrl+r Claring helence -			Interest Legal and Valuati	on.	7.50%	0						Total	556,350					
<b>Residual Land Valu</b> Existing Use Value	•	1.325.234 20,833	1.987.851	1.590.281 25,000	,	RUH CIL MACE	O ctrl+l										Inf Tariff	× GDV 0.00:	4						
Uplift Plur /h.a	9× 500.000	416.667		500.000			Claring balance -	0	SALES	Agentr	×	3.0%	219,567												
Benchm	ark Land Value	437.500		525,000		Check an pharing o	togram Tark	1		Logalr	// filmit	0.5%	36,594												
Additional Profit		1.217.312	1.003							Mirc.	Z.	0.0%	ò	256,161	5,600,497										
									Davelupers Pr	mfit Market Hawing	× Value	17 Eav			1 837 575										
										Affordable Howi	ng X Value	17.50× 17.50× 17.50×			1,037,575 166,668 76,563										
RESIDUAL CASH FL	LOW FOR INTERES	ST Toer 1				Tear 2					TAINE	11,292		Tour 4				Tour 5				Tear 6			
IHCOME UNITS Started Market Howing Affordable Rent		Teer 1 Q1	<b>Q</b> 2	<u>e3</u>	Q4	Q1	Q2	<b>Q</b> 3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	QZ	<b>Q3</b>	Q4	Teer 5 Q1	QZ	Q3	Q4	Toer 6 Q1	QZ	63	Q4
Market Houring					: : :		: :	1,482,250	1,482,250	1,482,250	1,482,250	: : :	0		0	: :	; ;	:	: :			:	: :		
Sacial Ront Sharod Ownorship							: :	190,678 0 47,420	47,420	47,420	47,420		ě		ě			£ :			i	<b>t</b> :		: :	
First Hames								109,375	109,375	109,375	109,375		š		ě			£ :				Ł :			
Grant and Subridy INCOME EXPENDITURE	· ·	•	• •	•	•	·	•	1,\$29,723	1,\$29,723	1,\$29,723	1,\$29,723	, , ,	·	•	ě	•	•	•	•	•	·	•	•	•	•
Stamp Duty Euromentrote.		55,762 0																							
Legalr Acquirition		19,879																							
Planning Foo Prafozzianal		19,879 9,240 145,712		145,712																					
Build Cart - BCIS Bare r106/CIL/Tariff			226,350	27 500	498,772 55,000	748,158 82,500	748,158 82,500	498,772 55,000	249,386 27,500			,	0	0	0				*	0					0
Cantingoncy Abnormals			0	6,235 1,583	12,469 3,167	18,704 4,750	\$2,500 18,704 4,750	12,469 3,167	27,500 6,235 1,583	- :	- :	; ;	÷	:	÷	- :	;		:	;	;	F :	;	;	
Financo Foor Logal and Valuation		0																							
Agentr				:	; ;			54,892 9,149	54,892 9,149	54,892 9,149	54,892 9,149	; ; ;			0							F :	: :	;	. 0
Mire. COSTS BEFORE LAI	HD INT AND PRO	230,592	226,350	430,416	569,401	#54,112	<b>\$54,112</b>	F 633,44#	348,744	64,040	64,040														
For Residual Value	Land	1.325.234					-				-														
Davelupers Return	Interest		29,172	33,963	42,670	54,146	71,176	88,525	67,755	41,257	8,924		0		0				. 0	. 0	0				0
Market Hawring Affardable far Rent																									1,037,575 166,668 76,563
First Hames	CarkFleu	-1.555.826	-255,522	-464.379	-612.078	-908.258	-925,288	1,107,749	1,413,223	1.724.425	1.756.758				0										76,563 -1,280,806
	Opening Balance	0 -1.555.826	-1.811.348	-2.275.727	-2 887 89d	-3 796 062	-4.721.350	-3.613.601	-2 200 378	-475 952	1289.896	1280 806	1280 806	1280 806	1280 806	1280 806	1289 896	1280 806	1280 806	1280 806	1220 206	1289 896	1280 806	1280 806	0
CASH FLOW FOR CI	IL ADDITIONAL PI	ROFIT																							
IHCOME	Ar Ahmus	Teer 1				Teer 2				Tear 3				Year 4				Teer 5				Tour 6			
FERFERDITURE		•	•	•	•	•	•	1,829,723	1,\$29,723	1,#29,723	1,829,723		•	•	•	•				•	•		•	•	•
Land Stamp Duty Euromontrote.		437,500 11,375																							
Earementretc. Legalr Acquirition		6,563																							
Planning Foo		9,240 145,712	0	145,712			0	0	0	0		0	0	0	0	0			0	0	0			0	0
Professional Build Cast - BCIS Base POTENTIAL CIL		300,577	ŏ	249,386	498,772 916,735	748,158	748,158	498,772	249,386	i	·	i	ě	ŏ	š	ě	- :	1 1	ě	ŏ	·	1	i	i	ŏ
Part CIL r 106	<u> </u>	0	0	27,500	55,000 12,469	82,500 10.704	\$2,500 10.704	55,000	27,500 6,235 1,583	0	0		0	0	0	0	0		0			0	•	0	0
Cantingoncy Abnormals		Ö	ő	6,235 1,583	3,167	18,704 4,750	82,500 18,704 4,750	12,469 3,167	1,583	ŏ	i	0	ŏ	ŏ	ŏ	ŏ	, i	1 3	ŏ	ö	ö	1 1	i	·	ö
Financo Foor Logal and Valuation		0																							
Agentr Logalr		0	0	0	0			54,892 9,149	54,892 9,149	54,892 9,149	54,892 9,149		0	0	0	0			0						0
Mire. COSTS BEFORE LAI	HD INT AND PRO	910,966	•	430,416	1,486,143	#54,112	0 \$54,112	633,44#	348,744	64,040	64,040	•	•	÷	÷	•	+	+ +	÷	÷	•	+ +	•	÷	÷
For CIL calculation																									
Developers Return	Interest		17,081	17,401	25,797	54,146	71,176	**,525	67,755	41,257	8,924	0	0	0	0			0	0	0	0		0	0	0
Market Hawring Affordable for Bent																									1,037,575
First Hames	Carh Flou Opening Balance	-910,966	-17,081	-447,817	-1,511,941	-908,258	-925,288	1,107,749	1,413,223	1,724,425	1,756,758			0	0				0				0		1,037,575 166,668 76,563 -1,280,806

Site 5		1. dium GF - 12	urban odgo																						
ІНСОНЕ	Av Size m		z	Humber	Price ##m2	GD!	GIA	1	DEVELOPMENT	COSTS							Planning foo	elc			Buil	4 Cart			/m. 1,530,33 2,45,9 2,0,0 4,0,0 2,0,
	Graze	Net		12	t/m2			1	LAND			funit or m2	Total				Planning app foo Na dugr	due	r rate		002 F	lw	×	3.005	1,530.3
larket Hawring	Grazz 116.5	116.50	65.00×		4,900	4,452,63	0 90	4		Land Stamp Duty			42,645	1,062,906			Na du grander 50 Na du graver 50	1	2 462	5,544	Acck		£/m2	0.000	0.00
Affordable Overall			35×	4.2	2								0				118 at 4 8051 30		Tetal	5,544			t/m2	0.002	4.00
Affordable Rent Social Rent	65.6 65.6	64.33 64.33	22.75× 0.00×	2	2,695	473,32	0	1	-	Logalr/Acquirition	`	1.50%	15,944	58,589			Stamp duty co	de - Rezidual			Water	Extra 1	t/m2	0.005	0.00
Shared Ounership First Hames	70.0 70.0	70.00 70.00	0.00% 3.50% 8.75%		2,450 3,430 1 3,430	100,84	2 2	4	Feer	Planning			5,544				Landpayment		Tetal	1,062,906 42,645		Cotra 2	£/m2	0.000	0.00
		70.00	0.09%		3,430	292,10	,	1		Professional		8.00×	201,334	206,878					Intel	42,645			t/m2	0.00	0 0.00
Grant and Subridy	Affordable Rent Social Rent						0		COMSTRUCTIO								Stamp duty co	lc - Rosidual		262.500	Small	Site	×	0.005	1 520 35
	Shared Ounership						ó			Build Cart		1,740	2,071,912 371,771 51,798						Tetal	2,625	Site	Cartr	Bare	10.005	z 158.03
SITE AREA - Not	0.400 h		30	AL.		5,27\$,90	1,19			#106 / CIL / IT Cantingoncy		2.50%	51,798										ENG	0.105	1,739.96
SITE AREA - Grazz	0,500 Ь	4	24	/hs						Abnormale	×	0.00%	21,200	2,516,681			Pro CIL 106	16,50	0 £/Unit(all) Total	192,000					
Sales per Quarter Unit Build Time	0	tuarters							FINANCE					-4			Part CIL r 106	16,50		198,000					
Unit Build Time	3 0	uarters .							FIRANCE	Foor		0×	0				CIL	16,50	6 £fm2	173,771					
		Whale Site	PerhaNET	Parka GROSS		RUM Residual	MACRO etri+r	. 0		Interest Logal and Valuation		7.50×							Tetal	371,771					
<b>Bozidual Land Value</b> Exirting Uro Value Uplift		1.062.906	2,657,265	Perha GROSS 2.125.\$12 25.000									1				Inf Tariff	×GDV							
Exirting Uro Valuo Uplift	9%	12,500				RUH CIL MAC	Claring belonce	. 0	SALES									0.00	<i>x</i>	•					
Pluzika	500,000 ark Land Talas	250,000 262,500		500,000 525,000	4	Obecksopharing				Agentr Logalr	×	3.0× 0.5×	158,367 26,394												
DARCEM	ATE LAKA YAISA	242.344		323.444		Carrier Bry America	rrest			rodan	#/unit	0.5%	26,354												
Additional Profit		1.069.017	1/m2 1,177							Mirs.	Z	0.02	•	184.761	4.029.816										
									Davelupers Pr	mfit Market Howing	Millioto c	17.50%			779,210										
										Affordable Hourin	g × Value	17.50%			100,479										
RESIDUAL CASH FL	OW FOR INTERES	т								First Homes	× Value	17.50%			44.11#										
		Tear 1 Q1	02	03	04	Tear 2 Q1	02	Q3	04	Year 3 Q1	Q2	03	Q4	Tear 4	Q2	03	04	Tear 5	02	<b>Q</b> 3	04	Tear 6 Q1	Q2	03	04
INCOME UNITS Started Market Howing		e1	WZ.	3	3	3	3					- 43	44	¥1	WZ.	- 23			wz.	w.s	¥4	<u> </u>	- VZ	- 43	
Affordable Rent								1,113,158	1,113,158 118,331	1,113,158 118,331	1,113,158	;	:	:			;		;	;		0		;	;
Sacial Rent						2		25,211	25.211	0	25,211		: :				: :	2				0			. 0
Shared Ownership First Hames					, ,		,	63,026	63,026	25,211 63,026	63,026	, ,		· i	·	, ,	, ,		, ,	, i		ŏ	ř	ř	ř
Grant and Subridy	-					•		1,319,725	1,319,725	1,319,725	1.319.725		0	0	•	0	•	•	•	•	•	0	0	•	•
EXPENDITURE	L		·	•	·		•	1,511,115	1,511,112		1,511,112		•	•	·		•	_ ·	•	·	•	•	·	•	
Stamp Duty Euromontrots	-	42,645 0																							
Legalr Acquirition Planning Fee		0 15,944 5,544																							
Professional	-	100,667		100,667		L				L								L							
Build Cart - BCIS Bare -106/CIL/Tariff			173,771	16,500	345,319 33,000	517,978 49,500	49,500	345,319	172,659		-			÷			- 0	:				0		-	-
Dantingoncy Abnormals			0	4,316 1,767	8,633 3,533	12,949 5,300	12,949	8,633 3,533	4,316 1,767				:	0						0		0		0	0
Finance Feer Legal and Valuation		0		1,161	2,222	9,300	5,300	3,555	1,141				,	*			, ,	,			,	,			
Logal and Valuation Agents		: .						39,592 6,599	39,592	39,592 6,599	39,592 6,599					. 0			. 0	. 0		0	. 0	. 0	. 0
Logale Mire		0		0		0		6,599	6,599	6,599	6,599	. 0		. 0	. 0	. 0		0	. 0	. 0		0		. 0	. 0
COSTS BEFORE LAM	ND INT AND PRO	164,200	173,771	295,910	390,485	5#5,727	5#5,727	436,675	241,433	46,190	46,190			•									•		
Fur Residual Valua	Land	1.062.106																							
Davalupars Ratura	Interest		23,019	26,709	32,758	40,694	52,440	64,405	49,056	29,758	6,437	. 0				0	. 0	0	. 0			0		. 0	. 0
Market Hawring Affordable for Rent																									779,210
Affordable for Rent First Homes																									779,210 100,479 44,118
	Carl Flour	-1,227,706	-196,791	-322,619	-423,243	-626,422	-638,167	818,644	1,029,236	1,243,777	1,267,098	0	0	0		0	0	0	0	0	0	0	۰	0	-923,807
	Opening Balance Clarina Balance	-1.227.706	-1.424.497	-1.747.116	-2,170,359	-2.796.781	-3,434,948	-2.616.304	-1.587.067	-343,290	923,807	923,807	923,807	923,807	923,807	923,807	923,807	923,807	923,807	923,807	923,807	923,807	923,807	923,807	0
CASH FLOW FOR CIL	L ADDITIONAL PE	ROFIT																							
ІНСОМЕ	Ar Abava	Tear 1				Tear 2		_		Tear 3				Tear 4				Tear 5				To ar 6			
	PO HOUVE	•	•	•	•	•		1,319,725	1,319,725	1,319,725	1,319,725		• /	•	•	•	, ,	•			•	•	•	7 .	
EXPENDITURE		262,500																							
Land Stamp Duty		2,625																							
Earomontrotc. Logalr Acquirition		3,938																L .							
Planning Foo Profozzional Build Court - BCIS Baro		5,544 100,667		100,667							0		:		- :	- :	- :	- :	- :	; ;	- :	ů.	- :	- :	- :
Build Cart - BCIS Bare POTENTIAL CIL		218,956		100,667 172,659	345,319 850,130	517,978	517,978	345,319	172,659	0	0	0			•		, ,	,	, ,	. ,		0			. 0
Part OIL r 106		0		16,500		49,500	49,500	33,000	16,500	0	0	0		0	0	. 0	. 0		F 0		0	0	. 0	. 0	0
Dantingoncy Abnormalr				4,316 1,767	8,633 3,533	12,949 5,300	12,949 5,300	33,000 8,633 3,533	16,500 4,316 1,767				:					:		, ,		0			
Finance Feez																									
Logal and Valuation Agents Logals		i						39,592 6,599	39,592 6,599	39,592 6,599	39,592 6,599					. 0						0		. 0	. 0
Logale Mica		0			0		0			0		0	:	0			- :	:	;		:	0			
Mire. COSTS BEFORE LAM	HD INT AND PRO	594,230	i	295,910	1,240,615	585,727	585,727	436,675	241,433	46,190	46,190	•	• •	•	•	•	, i	, i	, ,	• •	•	•	•		<i>r</i> •
Fur CIL calculation																									
Davelupers Return	Interest		11,142	11,351	17,112	40,694	52,440	64,405	49,056	29,758	6,437	0		0			0		0	0		0		0	0
Market Haurina										1								1							779,210
Affordable for Bent																									779,210 100,479 44,118 -923,807
			-11,142	-307,260	-1,257,727	-626,422	-638,167	818,644	1,029,236	1,243,777	1,267,098		0			n n	0	- 1	0	0		ě.			-923 207
First Hamos	Carh Flou Opening Balance	-594,230	-11,142	-307,260	1,291,121	*626,422	*630,161	010,644	1,067,620	1,040,111	1,201,000	1								· ·	-		,		740,000

Site 6	В	rnunfield - 12	5 Urban Area																							
INCOME	Av Sixe m	2	z	Humber 125	Price 1/m2	6DT	614	9	DEVELOPMEN	T COSTS							Planning fee	celc					Build Cart			fm   1,452.5
	Grazz 84.3	Net		125				1	LAND	Land		funit or m2	Tetal	5 666 957			Planning app foo Na dugr	duq 125 50 75		rate			CO2 Plur	×		3.00× 1,452.9
Market Houring	84.3	83.43			4,900	33,216,40	6,84	1		Stamp Duty			272,848	5,666,957			Na duar under 50 Na duar aver 50	75		462 138	23,100 10,350 33,450		Acc & Adpt	t/m2 ×		0.00% 0.0
Affordable Overall Affordable Rent	67.7 67.7	64.18	35% 22.75%	43.75	2,695	4,918,58	1,92	4	1	Earementretc. Legalr/Acquiritis	ın.	1.50%	85,004	357,852					Te	tel	33,450		Water	1/m2 1/m2		14.7
Social Rent Shared Ownership	67.7 66.7	64.18 69.79		0	2,450 3,430			9	Feer								Stamp daty c Landpayment	elc - Residual			5.666.957		Over Extra 1	t/m2		0.00%
First Homes	74.6	73.00	8.75×	- 11	3,180	2,538,893	81	16		Planning Professional		8.00%	33,450 1,790,247	1,823,697					T.	tel	272,848		Over Extra 2	× €/m2		0.00%
Grant and Subridy	Affordable Rent				0				COMSTRUCTI			0.00%	1,170,241	1,023,071			Stamp duty c	elc - Rosidual			2 626 274		Small Site	Z.		0.00 0.0 0.00% 0.0
	Secial Ront Shared Ownership				·				CONSTRUCTI	Build Cart		1,746	17,243,530				Landpayment		T-	tal	170,819		Site Cartr	Bare		15.00% 226.6 0.50% 7.5
SITE AREA - Not	1.923 ha		65	the		41,660,543	9,875	,	1	z106 / CIL / IT Contingoncy		5.00×	17,243,530 3,335,208 862,176											BNG		0.50% 7.5 1,745.52
SITE AREA - Grazz	2.747 hs		46	/ha				-	1	Abnormale	×	5.00%	862,176 75,000	22,378,090			Pro CIL 2106	14,000	€/Unit(all) Tatal	1.	,750,000					
Saler per Quarter Unit Build Time	0 3 Q-	warters							FINANCE								Part CIL r 106	16,500	4/Unit		2,062,500					
						RUM Rasidual	MACRO -1-IA-			Foor Interest		0% 7.50%	0				CIL	16,500	t/m2 Tu		1,272,708					
B: 4 1 1 4 11 - 1-		Whale Site	PerhaNET 2.946.818	Perha GROSS 2.062.772			Claringtolones	- 0		Logal and Valuati	en.	1300	0	0			Inf Tariff	∨ GDU			,555,244					
Residual Land Yalu Existing Use Value	20%	5,666,957 3,021,978 604,396	2.746.818	1,100,000 220,000		RUH CIL HACE			1								Int Larier	0.002								
Uplift Plw/ha	. 0	0		0			Claring tolones	- 0	SALES	Agentr	×	3.0× 0.5×	1,249,816 208,303													
Beachm	ark Land Talue	3.626.374		1.320.000		Chrckmphaine	dugram rest		1	Logalr	× ffunit	0.5%	208,303													
Additional Profit		3.634.671	1/m2 531							Mirc.	z	0.0%		1,458,119	31.6#4.716											
			- 771						Davelupers P	r <b>afit</b> MarketHawing	× Value	17 50~			5 ±12 +74											
									1	Affordable Howi	ng X Value	17.50× 17.50× 17.50×			5,#12,#71 1,033,41# 444,306											
RESIDUAL CASH F	LOW FOR INTERES										o Yaliye	11.50%			111.386											
INCOME		Teer 1 Q1	Q2	Q3	Q4	Tear 2 Q1	Q2	Q3	04	Teer 3 Q1	QZ	Q3	Q4	Teer 4 Q1	@Z	Q3	Q4	Teer 5 Q1	Q2		<b>Q</b> 3	Q4	Toer 6 Q1	QZ	Q3	Q4
IMCOME UNITS Started Market Howring Affordable Rent Social Rent					0	0	12	1,594,387	2,923,044	3,188,775	3,188,775	3,188,775	12 3,188,775	12 3,188,775	3,188,775	3,188,775	3,188,775	3,188,775	. 0	•	0	0	0		. 0	. 0
Affordable Rent Social Rent					:	:		236,092	432,836	472,184	472,184	472,184	472,184	472,184	472,184	472,184	472,184	472,184	. 0	- ;	0	0		;	: :	
Shared Ownership First Hames					0	:		47,360 121,867	86,826 223,423	94,719 243,734	94,719	94,719 243,734	94,719 243,734	94,719 243,734	94,719 243,734	94,719	94,719	94,719 243,734	. 0	- ;	0 7	0	:			
Grant and Subridy INCOME					ò	i		1 000 706	7 3 444 134	3,999,412	3,999,412	3,999,412	3,999,412	0 1	3,999,412	2 444 413	3,999,412	3,999,412	į į	-;-	<u> </u>	į	i	, ,		į į
EXPENDITURE		•	•	•	•	•	-	1,377,100	3,000,120	3,555,412	3,777,412	3,777,412	3,777,412	3,377,412	3,377,412	3,377,412	3,555,412	2,777,412	•		•			•	•	•
Stamp Duty Euromontrote.		272,848																								
Earementretc. Legal: Acquirition	-	0 85,004 33,450								1																
Planning Fee Professional		33,450 895,124		895,124																						
Build Cart - BCIS Bare x106/CIL/Tariff			1272 700	275,896 33,000 13,795	781,707	1,333,500	1,609,396	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,103,586	551,793			0		0 7	0				
Cantingoncy Abnormals				13,795 14,995	39,085	66,675 72,475	80,470 87,470	82,769 89,969	\$2,769 \$9,969	82,769 89,969	82,769 89,969	82,769 89,969		82,769 89,969		66,000 27,590 29,990	: :		. i	- :	0 -	i			: 0	. 0
Finance Feez		0		14,772	42,409	12,415	01,410	. 07,767	. 07,767	07,767	. 07,767	07,767	07,767	07,767	27,717	27,770		,	. ,			,	,		. ,	,
Logal and Valuation Agents			0	. 0	0			59,991	109,984	119,982	119,982	119,982	119,982	119,982 19,997		119,982	119,982	119,982	. 0		0 _	0			. 0	. 0
Logalr Mirc.				0	0	۰		9,999		19,997			.,,,,,,				19,997	19,997			0	0	۰			0
COSTS BEFORE LA		1,216,426	1,272,70#	1,232,#10	956,777	1,632,150	1,969,836	2,096,106	2,154,431	2,166,096	2,166,096	2,166,096	2,166,096	2,166,096	1,490,724	* <b>\$15,352</b>	139,979	139,979	•		• '	•	•	<u> </u>		•
For Residual Value	Land Interest	5,666,957	130,376	156,684	182,737	204,103	238,532	279,939	286,996	264,032	234,608	204,633	174,095	142.984	111,291	66,340	7,882		. 0		0	0				. 0
Davelapers Return													·													5 812 871
Market Hawing Affordable for Rent First Homes																										5,812,871 1,033,418
riizenamaz	Carh Flau Opening Balance	6,953,383	-1,403,084	-1,389,493	-1,139,514	-1,836,252	-2,208,368	-376,340	1,224,701	1,569,283	1,598,708	1,628,683	1,659,221	1,690,331	2,397,397	3,117,721	3,851,550	3,859,433	0	_	0	0		0		444,306 -7,290,595
	Opening Balance Clarina Balance	-6,953,383	-8,356,467	-9.745.960	-10.885.474	-12,721,726	-14,930,095	-15,306,434	-14.081.733	-12.512.450	-10.913.742	-9.285.059	-7.625.838	-5.935,506	-3,538,109	-420,388	3,431,162	7.290.595	7,290,595	7.2	90,595	7,290,595	7,290,595	7,290,595	7,290,59	95 0
CASH FLOW FOR C	IL ADDITIONAL PR	OFIT																								
IHCOME	Ar Abava	Teer 1				Tear 2				Teer 3				Tear 4				Tear 5					Teer 6			
EXPENDITURE		•	•	•	•	•	•	1,999,706	3,666,124	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	•		•	•	•	•		•
Land Stamp Duty		3,626,374 170,819																								
Earementretc. Legalr Acquirition		0 54,396																								
Planning Foo Prafozzianal	t	33,450	0	0 895,124	0								0	0		. 0			. 0	- :	0	0				. 0
Build Cart - BCIS Bare	F	895,124	Ö	275,896	781,707	1,333,500	1,609,396	1,655,379	1,655,379 234,825	1,655,379		1,655,379	1,655,379	1,655,379	1,103,586	551,793	, ,		· ö	-	i r	,				, v
POTENTIAL CIL Part CIL / 106		1,756,072		33,000	234,825 93,500	234,825 159,500 66,675	234,825 192,500 80,470	198,000	234,825 198,000 82,769	234,825	234,825	234,825 198,000 82,769	198,000	198,000	132,000	66,000 27,590	F 0			-	0 "	0		r 0		
Cantingoncy Abnormals			0	13,795	39,085 42,485	66,675 72,475	80,470 87,470	82,769 89,969	\$2,769 \$9,969	82,769 89,969	82,769 89,969	82,769 89,969	198,000 82,769 89,969	82,769 89,969	55,179 59,979	27,590 29,990		:	0		0	0	:			0
Finance Feez		0																								
Logal and Valuation Agentr Logalr	l t					:		59,991 9,999	109,984	119,982 19,997	119,982	119,982 19,997	119,982 19,997	119,982 19,997	119,982 19,997	119,982 19,997	119,982	119,982 19,997		-	0 -	0	:		0	: :
Mire. COSTS BEFORE LA	- F	6,536,233	ž	1,232,#10	1,191,602				2,389,256	0					1,490,724			139,979	į	_:_	ì	i				ŏ
	IND INT AND PRO	•.53 <b>•</b> .233	•	1,232,\$10	1,191,602	1,866,975	2,204,661	2,330,931	Z,319,256	2,400,921	2,400,921	2,400,921	2,166,096	2,166,096	1,490,724	#15,352	139,979	139,979	•		• /	_ •	_	<u> </u>	_ <u></u>	
Far CIL calculation	Interest		122,554	124,852	150,308	175,469	213,765	259,111	270,179	251,304	226,044	200,311	174,095	142,984	111,291	66,340	7,882	0	0		0				0	0
Davelapers Return Market Housing																										5,812,871
Affordable for Rent First Homes																										5,812,871 1,033,418 444,306 -7,290,595
razerlamoz	Carh Flau Opening Balance	-6,536,233	-122,554	-1,357,662	-1,341,911	-2,042,444	-2,418,426	-590,336	1,006,692	1,347,187	1,372,447	1,398,180	1,659,221	1,690,331	2,397,397	3,117,721	3,851,550	3,859,433		_	•					-7,290,595

Site 7		Bruunfield - 50	Urban Area						-																
IHCOME	Av Siza	n2	х	Humber	Price ffm2	GDT	GIĄ	İ	DETELOPHE	IT COSTS						İ	Pleasing fee	elc				Build Cart			/m2 1,447.84 42.44 0.00 0.00 14.71 0.08 0.00 0.00 0.00 0.00 1.504.04 225.91 7.53
	Grazz 84.2	Not		50					LAMD			funit or m2	Tetal				Planning app fee No dwgr	dugr 50	rato			CO2 Plur	×	3.00%	1,447.84
Market Hawing	84.2	83.39			4,900	13,280,485	2,731			Land Stamp Duty			111,445	2,438,891			No dugrander 50 No dugraver 50	50	462 138	23,100 0		Acc & Adpt	t/m2	0.00%	0.00
Affordable Overall Affordable Rent	67.9	64.36	35× 22.75×	17.5	2,695	1,973,108	772			Earementretc. Legalr/Acquiritio		1.50×	0 36,583	148,028					Tatel	23,100		Water	1/m2 1/m2		14.71
Social Rent	67.9 77.0	64.36 77.00	0.00% 3.50%	0	2,450 3,430 3,300	462,193			Feer								Stamp duty c- Landpayment	de - Besidual		2,438,891		Over Extra 1	× t/m2	0.00%	0.00
Shared Ounership First Hames	73.5	73.50	8.75×	4	3,300	1,061,266	322			Planning			23,100				Landyaymont		Tatel	111,445		Over Extra 2	×	0.00%	0.00
Grant and Subridy	Affordable Rent				0					Professional		8.00×	716,937	740,037			Stamp duty c	de - Basiduel				Small Site	t/m2	0.00	0.00
	Secial Ront Shared Ounership				0	0			COMSTRUCT	Build Cart		1,740	6,898,616				Landpayment		Tatal	1,269,231 52,962		Site Cartr	Bare RNG	15.00×	1,506.06
SITE AREA - Not	0.769		65	tha		16,777,050	3,966			z106 / CIL / IT Cantingoncy			6,898,616 1,343,238 344,931 344,931										BNG	0.50%	1,739.50
SITE AREA - Grazz	0.962	19	52	the		10,111,030	3,744	l		Abnormale	×	5.00% 5.00%	344,931 30,000	8,961,716			Pre CIL x 106	14,000	f/Unit (all) Total	700,000					1,157.54
Salar per Quarter	0												30,000	0,961,116											
Unit Build Time	3 9	Quarterz							FINANCE	Foor		0×					Part CIL r 106 CIL	16,500 186	€/Unit (all) €/m2	518.238					
		Whale Site	PerhaNET	Perha GROSS		RUM Residual F	IACRO etrl+r Claring belence -			Interest Legal and Valuation		7.50%							Tatal	1,343,23#					
Boridual Land Value Exirting Uro Value		2.438.891 1.057.692	3,170,559	2,536,447 1,100,000		RUH CIL HACR											Inf Tariff	× GDV							
Uplift	20%	211,538		220,000		NON CIL HINCH	Claring balance -	0	SALES				503,312					0.00%		_					
Beach	ark Land Talze	1.269.231		1.320.000		Check an pharing d	ugr nav			Agentr Legalr	×	3.0× 0.5×	83,885												
			£/m2			CHI	ect			Mirc.	Efunit //	0.0%		587,197	12.#75.#69										
Additional Profit		1.#21.405	665						Davelupers F	rufit															
										Market Howing Affordable Howin	×Value	17.50× 17.50×			2,324,0\$5 426,17\$										
		_								First Hames	z Value	17.50× 17.50×			426,178 185,721										
RESIDUAL CASH F	LOW FOR IMTERE	Teer 1 Q1	03	03		Tear 2 Q1	03	<b>Q</b> 3	04	Year 3 Q1	Q2	<b>Q</b> 3	04	Tear 4 Q1	Q2	93	04	Teer 5 Q1		<b>Q</b> 3	04	Teer 6 Q1	92		- 04
IHCOME UNITS Started Market Houring		61	WZ.	10	10	10	10	10						¥1		- 43		¥1	W.E.	- 43	**	ų vi	W.E	<b>4</b> 3	- 44
Affordable Rent				-	÷	:	÷	2,656,097 394,622	2,656,097 394,622	2,656,097 394,622	2,656,097 394,622	2,656,097 394,622								. ;			;	;	. 0
Spcial Bent				- ;		:	, ,	92,439	92,439	92,439	92,439	92,439	:		0			: :				:	:		
Shared Ownership First Hames Grant and Subsidy								212,253	212,253	212,253	212,253	212,253			ě.			t : :				Ł :			
INCOME EXPENDITURE	,	•	•	•	·	·	•	3,355,410	3,355,410	3,355,410	3,355,410	3,355,410	·	• /	·	•	, ,	•	•	• •	•	·	, ,	•	•
Stamp Duty	-	111,445																							
Earomontrote.		36,503																							
Legal: Acquirition Planning Fee Professional		23,100 358,469		358,469																					
Build Cart - BCIS Bare 2106/CIL/Tariff		390,469	518,238	459,908 55,000	919,816	1,379,723	1,379,723	1,379,723	919,816	459,908 55,000				0 .	0					0				. 0	
Cantingoncy			0 1	22,995 24,995	45,991	60 006	E 0 000	68,986	45,991	22,995 24,995	2 0		,	0	i							8			
Abnormals Finance Fees			0	24,995	49,991	74,986	74,986	74,986	49,991	24,995			۰	0	0			0		0		۰		0	0
Logal and Valuation Agents						0		100 662	100 662	100 662	100 662	100 662		0										. 0	
Logalr		0	·	, ,	· i	ò	·	100,662	100,662	100,662 16,777	100,662	100,662 16,777	·	0 -	ő						i	i	. 0	• 0	, o
COSTS BEFORE LA	HD INT AND PRO	529,597	518,238	921,367	1,125,797	1,688,696	1,688,696	1,806,135	1,243,236	610,331	117,439	117,439	•	• /	•	•			•		•				
For Residual Talua	Land	2,43#,#91	55,659		84,941	407.40	141,323	175,636	149,881	113,088	65,050	5,550													
Davelapers Return	Interest		55,659	66,420	84,941	107,642	141,323	179,636	149,001	113,088	65,050	5,558	,									0	,	. ,	
Market Hauring Affardable far Rent																									2,324,085
First Hames	Carl Flau	-2,968,488	-573.897	-987.787	-1.210.738	-1.796.338	-1.830.019	1,373,639	1,962,293	2,561,985	3.172.920	3.232.413													2,324,085 426,178 105,721 -2,935,984
	Opening Balance	0	-2.542.205	4530433	-E 740 909	-7.537.247	-0.3/3.3//	-3.663.633	-/ 02/22/	2,662.46	-20/ 420	2.025.004	2 925 994	2.935.984	2 025 004	2025.004	2,935,984	2 925 904	2.025.004	2.935.984	2.935.984	2,935,984	2 925 904	2 425 444	
CASH FLOW FOR C	CIBVING BOIGNESS	-2.760,400	-3,342,303	-4.530.112	-2.140.707	-1,251,241	-7.361.266	-1.772.021	-6.03 [334	-3,467,347	-236,423	2,733,704	2,733,704	2,732,704	6,722,709	2.722.704	2.732.704	2.732.704	6.732.709	2,732,704	6,722,704	2,732,709	2,732,704	2,732,709	
		Teer 1				Tear 2				Tear 3				Tear 4				Teer 5				Tour 6			
INCOME INCOME EXPENDITURE	Ar Abave	•			•	•	•	3,355,410	3,355,410	3,355,410	3,355,410	3,355,410	•	. ,	•				•	, ,	•		,	,	
EXPENDITURE Land		1,269,231																							
Land Stamp Duty Euromontrats		52,962																							
Logalr Acquirition		19,038																							
Planning Foo		23,100			0				. 0	٠ .				0	0						0		. 0	0	
Professional Build Cast - BCIS Base		358,469	0	358,469 459,908	0 919,816		0 1,379,723	1,379,723	919,816	459,908	0		:	0	0		- 1		0		0		- 0		0
POTENTIAL CIL Part CIL / 106	ļ.	756,093		55.000	532,656 110,000	532,656 165,000	165.000	165.000	110,000	55,000	, ,	r 0 r		. ,	0	, ,	, ,			, ,			, ,		- 0
Cantingoncy Abnormals				22,995 24,995	45,991	68,986 74,986	68,986 74,986	68,986 74,986	45,991 49,991	22,995 24,995					0										
Finance Feez				64,772	47,771	14,700	14,700	14,700	47,771	24,773	, v				*					, ,					,
Logal and Valuation Agents					0			100,662	100,662	100,662 16,777	100,662	100,662		0	0	0							. 0	. 0	
Logalr		0	0		0	:								0	0				0		0		0		
Mire. COSTS BEFORE LA		2,478,892	•	921,367	1,654,453	2,221,352	1,688,696	1,206,135	1,243,236	610,331	117,439	117,439	•	•	•	•	•	•	•	•	•	<u> </u>	•	•	_
Far CIL calculation	Interest		46,479	47,351	65,514	97,839	141,323	175,636	149,881	113,000	65,050	5,550		0											
Developers Return			77,717	41,000	72/214	,	14 April	,	respect t	112,000	**,***	2,000	*	-	-		-	1 1				1			
Market Houring Affordable for Rent																									426,178
First Hames	CarlıFlau	-2,478,892	-46,479	-968,718	-1,723,967	-2,319,190	-1,830,019	1,373,639	1,962,293	2,561,985	3,172,920	3,232,413	0	0	0				0				0	0	2,324,085 426,178 185,721 -2,935,984
	Opening Balance	-2.478.892	-2.525.372	-3.494.090	-5.218.057	-7.537.247	-9.367.266	-7.993.627	-6.031.334	-3.469.349	-296.429	2.935.984	2.935.984	2.935.984	2.935.984	2.935.984	2.935.984	2.935.984	2.935.984	2.935.984	2.935.984	2.935.984	2.935.984	2.935.984	

Site #		Braunfield - 2!	Urban Area																						
INCOME	Av Sixe	·2	z	Humber 25	Price Um2	GDT	GIA		DETELOPMEN	IT COSTS							Plenning foo	celc				Build Cart			/mi
	Grazz 84.6	Net		29		1	m.2		LAND			funit or m2	Tatal				Na duar	dugr 25	rat			CO2 Plur	× t/m2		/miles
Market Houring	84.6	83.94		16	4,900	6,683,523	1,37	1		Land Stamp Duty			54,582	1,301,641			Na du grander 50 Na du graver 50	0	46	2 11,550		Acc & Adpt	× t/m2		.00% 0.04
Affordable Overall Affordable Rent	67.3	65.00	35× 22.75×	8.75	2,695	996,30	34			Earomontrota. Logalr/Acquiritie		1.50%	19,525	74,107					Tate	11,550		Water	t/m2 t/m2		4.03
Secial Ront Sharod Ounorzhip	67.3 77.0	65.00 77.00	0.00× 3.50×	0	2,450 3,430	231.09		4	Feer								Stamp duty c Landpayment	alc - Rasidual		1,301,641		Over Extra 1	z tim2		.00% 0.04
First Hamos	77.0	77.00	8.75×	2	3,182	536,04	16	1		Planning Professional		8.00×	11,550 355,101	366,651					Tate	94,582		Over Extra 2	t/m2		0.00
Grant and Subridy	Affordable Rent Social Rent				°				COMSTRUCTI				,				Stamp duty co	alc - Razidual		781 592		Small Site	×		0.00 0.00 .00% 0.00
	Shared Ownership				ò					Build Cart 2106 / CIL / IT		1,714	3,417,190 664,860						Tete	28,580		Site Cartr	Bare BNG	19	.00% 222.64 .50% 7.42
SITE AREA - Not SITE AREA - Grazz	0.385 8	•	65	fh.a		2,446,974	1,993			Cantingoncy Abnormals		5.00× 5.00×	170,859 170,859				Pro CILz106	44.000	£/Unit (all)				bild		1,714.32
Sales per Quarter	V.2.E	<b>,</b>	- 1	188						Aviidimod	î	2.000	15,000	4,438,769			110012100	14,000	Total	350,000					
Unit Build Time	3 (	tuarters							FINANCE	Foor		- Bry					Part CIL x 106	16,500 186	£/Unit (al	I) 412,500					
				Perha GROSS		RUH Rozidual				Interest Legal and Valuation		7.50%	,				OIL	100	Tate	252,360 1 664,860					
<b>Bezidual Land Value</b> Exirting Ure Value Uplift		1,301,641	3.3#4.267	2.191.290		RUH CIL MACE	Claring belonce			Logal and Valuation	^		٥	۰			Inf Tariff	× GDV 0.00×							
Exirting Uro Value Uplift	20%	651,327 130,265		1,100,000 220,000		RUH CIL HACE	Claring belonce		SALES									0.00%		•					
Plw/ha Beachm	ark Land Yalue	7#1,592		1,320,000		Observe pharing	Sugram	1		Agentr Legalr	×	3.0× 0.5×	253,409 42,235												
			1/m2			C BI	rect			Mirs.	f/unit	0.0×	0	295,644	6.476.812										
Additional Profit		\$55,37\$	622						Dovoluporz P	rafit															
										Affordable Houring	× Value q × Value	17.50× 17.50×			1,169,617 214,796 93.###										
RESIDUAL CASH FL	OW FOR INTERES	т								First Homes	2.Value	17.50%			93.101	ı									
		Teer 1 Q1	QZ	Q3	04	Taer 2 Q1	QZ	<b>Q3</b>	04	Year 3 Q1	QZ	<b>Q</b> 3	04	Tear 4 Q1	QZ	<b>Q</b> 3	04	Teer 5 Q1	02	<b>Q</b> 3	04	Toer 6 Q1	Q2	63	04
INCOME UNITS Started Market Howing				5	5	5	5 0	1,336,705	1,336,705	1,336,705	1,336,705	1,336,705	0		0	, ,	, ,				, ,		, ,	, ,	, ,
Affordable Rent Social Rent				- ;		:		199,262	199,262	199,262	199,262	199,262	: :		0	. 0		:		. 0	. 0	:	. 0	. 0	. 0
Shared Ownership First Hames						:		46,219	46,219	46,219 107,209	46,219	46,219 107,209			0	. 0				. 0			. 0	. 0	. 0
Grant and Subridy	,			, , ,	ė	ò		1.689.395	1,649,395	1,619,395	1,689,395	1,619,395			ò	i	-	•	, i		, i	•		, ,	
EXPENDITURE Stamp Duty		54,582	·	•	•			.,,	4,11,411	4,000,000	1,007,070	1,111,111	•	·	·				•	,	•		•		
Earementrets. Legalr Acquirition		0 19,525																							
Planning Fee		11,550																							
Professional Build Cost - BCIS Base		177,551	0	177,551 227,813 27,500	455,625 55,000	683,438	683,438	683,438	455,625	227,813	. 0	. 0	0	0	0	. 0	. 0	0	. 0	. 0	. 0		. 0	. 0	. 0
z106/CIL/Tariff Contingoncy			252,360	11,391	22,781	34,172	34,172	683,438 82,500 34,172 37,172	455,625 55,000 22,781	227,913 27,500 11,391	2 0				ö	- 0	2 0		Ö	2 0		E .	2 0	2 0	2 0
Abnormale Finance Feer		0	0	12,391	24,781	37,172	37,172	37,172	24,781	12,391			0		0	0	0	•			, ,	,		, ,	
Logal and Valuation Agents Logals		0						50,682 8,447	50,682 8,447	50,682 8,447	50,682 8,447	50,682 8,447			0	. 0	. 0		. 0		. 0			. 0	. 0
Mirc.		0	•		0	۰									0	. 0	0	۰	. 0		. 0	۰	۰	0	0
COSTS BEFORE LAN	HD INT AND PRO		252,360	456,645	551,111	#37,2#2	#37,2#2	* \$96,411	617,317	33*,223	59,129	59,129	•	•	•	•	<u>, , , , , , , , , , , , , , , , , , , </u>	•	•	, ,	•	•	<u>, ,                                    </u>	•	<u>, ,                                    </u>
For Residual Value	Land Interest	1,301,641	29,341	34,623	43,834	55,122	71,855	88,901	75,699	57,017	32,752	2,798			0	. 0	. 0		. 0	. 0	. 0		. 0	. 0	. 0
Developers Return Market Houring Affordable for Rent																									1,169,617
																		1							214,796 93,808 -1,478,221
	Cark Flour Opening Balance	-1,564,849	-281,701	-491,267	-602,022	-892,404	-909,136	704,084	996,379	1,294,155	1,597,514	1,627,468	0		0	0	0	0	0	0		•			-1,478,221
	Clarina Balance	0 -1,564,849	-1.846,550	-2.337.817	-2.939.839	-3.832,243	-4.741,379	-4.037.295	-3.040.916	-1.746.761	-149.247	1,478,221	1.478.221	1,478,221	1.478.221	1.478.221	1,478,221	1.478.221	1.478.221	1,478,221	1.478.221	1,478,221	1.478.221	1,478,221	0
CASH FLOW FOR CI	L ADDITIONAL P	Teer 1				Teer 2				Teer 3				Tear 4				Tear 5				Tour 6			
INCOME	Ar Abavo			, , ,				1,689,395	1 624 34E		1,689,395	7 1 624 34F 7						ļ							
EXPENDITURE		•	•	-	•	_	_	1,447,373	1,447,373	1,447,373	1,447,233	1,000,000		•	•			1 -			_ •			_ •	•
Land Stamp Duty		781,592 28,580																1							
Earomontrotc.		0																1							
Legals Acquisition Planning Fee Professional		11,724 11,550		0 7		:	0		0		0				0	0	0			0			0		0
Build Cart - BCIS Bare		177,551 0	0	177,551 227,813	455,625 427,689	683,438	683,438	683,438	455,625	227,813	, v	0	ö	ő	ö	0	ŏ		ŏ	0	0	, v	, ,	ö	ő
POTENTIAL CIL Part CIL 106		0	0	27.500	55,000	427,689 82,500	\$2,500	82,500	55,000	27,500		0	9				0	0	0	0	0	0	9		0
Contingency Abnormals		0		11,391 12,391	22,781 24,781	34,172 37,172	34,172 37,172	34,172 37,172	22,781 24,781	11,391 12,391		0	0	0	0	0		0	0	0	0		0	0	0
Financo Foor Logal and Valuation		0																							
Agentr Legalr		0	0	0	0	0	0	50,682 8,447	50,682 8,447	50,682 8,447	50,682 8,447	50,682 8,447	0	0	0	0	0	0	0	0	0	0	0	0	0
Mire. COSTS BEFORE LAN	ND INT AND PRO	1,010,997	0	456,645	9#5,#77	1,264,971	0 \$37,2\$2	896,411	617,317	33\$,223	59,129	59,129	0	0	0	•	0	0	•	0	•	•	0	•	0
For CIL calculation																									
	Interest		18,956	19,312	28,236	47,250	71,855	88,901	75,699	57,017	32,752	2,798	0	0	0	0	0		0	0	0	0	0	0	0
Developers Return Market Houring Affordable for Rent																		1							1,169,617 214,796
First Hames		-1 010 997	-18.956	-475.956	-1.014.113	-1,312,221	-909.136	704,084	996,379	1,294,155	1.597.514	1,627,468										+ .			93,808
	Carh Flau Opening Balance	0	-10,726	**15,756	*1,014,115	-1,316,661	-707,136	104,004	776,319	1,274,195	1,271,214	1,021,400	4 474 554	4 470 224	4 494 554	4 494 554	4 470 774	4 470 334	4 470 554	4470.004	4 470 554	4 470 774	4 494 554	1 470 550	-1,410,221
				-1.505.909	*Z.5Z0.0ZZ	· 3.832.243			-3.040.916	1 -1.745.761	1 -149,247														

Site 9		Brausfield - 12	Urban Area																						
INCOME	Av Sixe m	.2	z	Humber	Price f/m2	GDY	GIA		DEVELOPMEN	T COSTS						1	Planning foo	celc				Beild Cart			/m 1,459.2 1,0002 1,0002 1,0002 1,0002 1,0002 1,0002 1,0002 1,507.14 1,740.75 1,740.75
	Grazz	Net		12	4/m2	- 4	=2		LAND			funit or m2	Tatel				Planning app for Na dwar	dugr 12	rati			CO2 Plur	×		1,459.2 1,00% 43.7
1arket Howring	95.8	95.75	65.00%		4,900	3,659,565	747			Land Stamp Duty			25,582	721,635			No duspronder 50 No dusprover 50	12	463	2 5,544		Acc & Adpt	£/m2		0.0
Affordable Overall Affordable Rent	51.0	46.33	35× 22.75×	4.2	2.695					Earomontrota. Logalr/Acquiritia			0				110 400 000 00	· ·	Tatal	5,544			t/m2 t/m2		4.0
Social Rent	51.0	46.33	0.00%	0	2,450					Legal /Acquiritie	`	1.50%	10,825	36,406			Stamp duty o	alc - Rosidual				Water Over Extra 1	t/m2		0.00
Shared Ounership First Hames	70.0 70.0	70.00 70.00	3.50× 8.75×	0	3,430	100,842	21	1	Feer	Planning			5,544				Landpayment		Tatal	721,635 25,582		Over Extra 2	20		0.00
Grant and Subridy	Affordable Rent									Professional		8.00%	179,326	184,870			Stemp duty o	alc - Baridaal				Small Site	£/m2		0.00 0.00 1.00× 0.00
	Speigl Bent								COMSTRUCTI	OH Build Cart		1,741	1,721,410				Landpayment		Tatal	243,692					1,507.14
	Shared Ownership									≠106 / CIL / IT									1844	1,079		Site Curtr	Bare BNG	10	1.50% 226.07
SITE AREA - Not SITE AREA - Grazz	0.185 h 0.185 h	•	65	/ho		4,353,403	949		1	Contingency Abnormals	×	5.00% 5.00%	86,071 86,071 7,200				Pro CIL x 106	2,000	f/Unit (all)						1,740.75
Sales per Quarter	0										4		7,200	2,241,572					Tatal	24,000					
Unit Build Time	3 0	luartorz							FINANCE	F		BV.					Part CIL r 106	16,500	€/Unit (all	) 198,000 142,821	1				
						RUM Residual I	HACRO ctrl+r		1	Foor Interest		7.50%					OIL.	100	Tatal						
Beridaal Land Talae		721,635	PerhaNET 3,901,854				Claring halance -	0		Logal and Valuatio	1		·				Inf Tariff	× GDV			1				
<b>Bezidual Land Value</b> Exirting Ure Value Uplift	20%	203,077 40,615		1,100,000 220,000		RUH CIL MACR	O etri+i Claring helener -	0	SALES									0.00%							
	rk Land Yalue	243.692		1,329,999		Obrek an pharing d				Agentr Legalr	×	3.0% 0.5%	130,602 21,767												
			4.5	1		CHE	rest	ı	1		f/unit	0.50	0 0	152.244	3.336.#52										
Additional Profit		6#6,207	919							10/4.	-	0.02		122,369	3.339.452										
									Davelupers P	Market Houring	× Value	17.50×			640,424										
										Affordable Hourin	q X Value X Value	17.50% 17.50%			77,303 44,118	:									
RESIDUAL CASH FLO	OW FOR INTERES	Teer 1				Tear 2				Teer 3				Tour 4				Tage 5				Tage 6			
INCOME UNITS Started Market Howing		Q1	Q2	Q3	Q4	Q1	<b>e</b> z	<b>Q</b> 3	Q4	Q1	65	<b>Q</b> 3	Q4	Tear 4 Q1	<b>Q</b> 2	<b>Q</b> 3	Q4	Teer 5 Q1	65	Q3	Q4	Tear 6 Q1	<b>Q</b> 2	<b>Q</b> 3	Q4
Market Hawring				· .				914,891	914,891	914,891	914,891			: :	. 0	. 0				: 0			. 0	. 0	. 0
Affordable Rent Social Rent				-				\$5,223 0	\$5,223 0	85,223 0	\$5,223 0		Ÿ	, ,	. ;								, ,	, ,	÷ ;
Sacial Ront Shared Ounership First Hames					0			25,211 63,026	25,211 63,026	25,211 63,026	25,211 63,026		:	;	0	;	;			;				;	; ;
Grant and Subsidy					•	•		1,044,351	1,044,351		1.022.351		ò	•	•	7 0	-			-			, ,		, ,
EXPENDITURE			·	· ·	*			1,000,000	1,000,001	1,000,331	1,000,000		•	•	•			T i	·			1	_ ·		*
Stamp Duty Euromontrote.		25,5%2 0 10,825 5,544																							
Legals Acquisition Planning Fee	-	10,825 5,544								1												-			
Professional		89,663		89,663 143,451	286, 982	430,353	430.353	286,902	143 451							. 0								. 0	
Build Cart - BCIS Bare x106/CIL/Tariff Cantingoncy			142,821	143,451 16,500 7,173 7,773	286,902 33,000			286,902 33,000 14,345	143,451 16,500 7,173 7,773			. 0	Ö	i	Ö		, ,					ė į	7 0	, i	, i
Abnormate			0	7,173 7,773	14,345 15,545	23,318	21,518 23,318	14,345 15,545	7,773			- 0	ő	. ;	· š		,	ř				ř	, ,	, ,	ř
Financo Foor Logal and Valuation	-	ö																							
Agentr Legalr	-	0	0	, ,		:		32,651 5,442	32,651	32,651 5,442	32,651 5,442		:	;	0							:		, ,	, ,
Mire. COSTS BEFORE LAN	D INT AND PRO	131,613	142,#21	264,559	349,792	524 688	524,688	387,884	212,988		38,092				-										
For Residual Talua	Land	721,635	142,021			52.4,000	52.4,000	341,044	212,744	31,112	34,472	·	·	·					·		·			·	·
	Interest	121,439	15,998	18,976	24,293	31,307	41,732	52,352	40,200	24,540	5,308	. 0	0		. 0	0	. 0	0			. 0	0	. 0		. 0
Developers Return Market Howing Affordable for Rent																									640,424
First Hames																									640,424 77,303 44,118 -761,845
	Cark Flour Opening Balance	-853,248 0	-158,819	-283,535	-374,084	-555,994	-566,419	648,115	835,163	1,025,718	1,044,950	۰	0		0	0	•	0			۰		0	•	-761,845
	Clarina Balance	-853,248	-1.012.067	-1,295,602	-1,669,686	-2,225,681	-2.792.100	-2.143.985	-1,308,823	-283,105	761,845	761,845	761,845	761,845	761,845	761,845	761,845	761,845	761.845	761,845	761.845	761,845	761,84	5 761,845	0
CASH FLOW FOR CIL	ADDITIONAL PE	Teer 1				Teer 2				Toer 3				Tear 4				Tear 5				Toer 6			
INCOME	Ar Abave								1,000,351		1,088,351							13415							
INCOME EXPENDITURE	Ĺ		•	•	•	•	•	1,000,351	1,000,351	1,000,391	1,000,351	•	•	•	•	•	•	•	•		•	Ĺ .	•		•
Land Stamp Duty		243,692 1,874																							
Earementretc. Legal: Acquirition		0 3,655																							
Planning Fee Professional		3,655 5,544 89,663	0	89,663	0	:				:			0	:	0	. 0		:				:	0		
Build Cart - BCIS Bare POTENTIAL CIL	· ·	0	ř	143,451	286,902 686,207	430,353	430,353	286,902	143,451		, ,		ŏ	· i	· i	i	, ,	i		, ,		i	ř	· š	ř
Part CIL r 106		0	. 0			49,500	49,500	33,000	16,500		<u> </u>	<u> </u>	0		0	<u> </u>	<u> </u>	0		<u> </u>		0	. 0	_ 0	<u> </u>
Cantingency Abnormals		0	:	7,173 7,773	14,345 15,545	21,518 23,318	21,518	14,345	7,173 7,773	:		:	:	:	0		- :	:	:	- :	:	:	0	- :	
Finance Feer Legal and Valuation	- :	0								-															
Agentr Legalr	t				:	: :		32,651 5,442	32,651 5,442	32,651 5,442	32,651 5,442					: :		:				:	. 0	0	
Mire. COSTS BEFORE LAM		Ů	, i		Ÿ	:				38,092			Ÿ	,	Ö			i		£ 1				- 1	Š
	D INT AND PRO	344,42#	•	264,559	1,035,999	524,6##	524,6##	387,884	212,988	38,092	38,092		•		•	•	•		•	•	•	•	•		•
For CIL calculation	Interest		6,458	6,579	11,663	31,307	41,732	52,352	40,200	24,540	5,308													- 0	. 0
Davelapers Return			.,							1												1	Ť	Ť	
Market Houring Affordable for Rent																									640,424 77,303 44,118 -761,845
First Hames	Carl Flou	-344,428	-6,458	-271,138	-1,047,662	-555,994	-566,419	648,115	835,163	1,025,718	1,044,950												0	0	44,118 -761,845
	Opening Balance	-344.428	-350.886	-622.024	-1.669.686	-2.225.681	-2.792.100	-2.143.925	-1.308.823	-283.10F	761.845	761.845	761.845	761.845	761.845	761.845	761.845	761.845	761.845	761.845	761.845	761.845	764 04	5 761 046	-

Site 10		Flatted BF 250																							
HCOME	Av Siza n	n2	z	Humber	Price Um2	GD1	GIA		DEVELOPMENT	COSTS							Pleasing fee	elc				Build Cart			71 1,612.4 48.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0
	Grazz 77.5	Not		251			-2		LAND			funit or m2	Tatel				Planning app foo Na duar	dugr 250 50 200	rate			CO2 Plur	×	3.00%	1,612.
arket Hawring	77.5	70.49	65.00%	163	3 5,300	60,710,19	9 12,60	9	1	Land Stamp Duty			401,002	8,230,032			Na dugrander 50 Na dugraver 50	50 200	462	27,600		Acc@Adpt	t/m2	0.00%	0.
fordable Overall fordable Rent	63.6	57.84	35% 22.75%	87.5	5 7 2,915	9,589,67				Earementrets. Legalr/Acquirition		1.50×	123,450	524,452					Tetal	50,700		Makes	t/m2 t/m2		14.
acial Ront	63.6 66.5	57.84 60.44	0.00× 3.50×	- 1	0 2,650		0 1	4	I.	radan sucdanicini	1	1.50%	125,450	254,435			Stamp duty co	lc - Residual				Over Extra 1	× £/m2	0.00%	0.0
harod Ounorship ret Hamor	67.9	61.73	3.50× 8.75×	2	9 3,710 2 3,565	1,962,17		4	Feer	Planning			50,700				Landpayment		Tatal	8,230,032 401,002		Over Extra 2	×	0.00%	P 0.0
rant and Subridy	Affordable Rent						0			Professional		8.00×	3,509,170	3,559,870			Stamp daty co	de - Baridaal				Small Site	t/m2	0.00 200.0	0.0
	Social Ront Shared Ounership				ó		ó		COMSTRUCTIO	H Build Cart		1,851	33,848,255				Landpayment		Yetal	5,892,857 284,143		Site Cartr	Bare	10.00%	1,675.19
					,					2106 / CIL / IT			6.481.542						18441	204,143		Sitz Care	BNG	0.50%	1,451.04
ITE AREA - Not	3.125 h 4.464 h	4	80 56	/h-	9	77,076,405	12,226			Contingency Abnormals	×	5.00× 5.00×	1,692,413				Pre-CILz106	8,500	£/Unit (all)						1,851.04
aler per Quarter											1		150,000	43,864,622					Total	2,125,000					
nit Build Time	3 0	tuarters							FINANCE								Part CIL x 106	16,500		4,125,000 2,356,542					
						RUH Residual	MACRO ctrl+r			Foor Interest		7.50%	, and				CIL	106	t/m2 Tatal	6,481,542					
Bezidual Land Value		Whole Site \$,230,032	PerhaNET 2,633,610	Parka GROSS 1.843.527	1		Claring tolonce -	. 0	1	Logal and Valuation	•						Inf Tariff	× GDV							
xirting Uro Value	20%	4,910,714 982,143		1,100,000 220,000		RUH CIL MACI	RO etri+i Claringholonce -		SALES									0.00%		•					
Plurdha	0	0		1,320,000					Jacks	Agentr	×	3.0× 0.5×	2,312,292												
Benchme	ark Land Yalue	5.#92.#57		1.320.000	4	Christan pharing	en est	1		Logale	#/unit	0.5%	385,382												
Additional Profit		5.512.326	1/m2 437							Mire.	×	0.02	0	2,697,674	51.176.650										
									Davelupers Pr	afit		47.50			40 / 24 245										
										Affordable Howin	× Value q × Value	17.50× 17.50× 17.50×			10,624,285 2,021,575 \$42,511										
RESIDUAL CASH FL	OW FOR INTERES	ST.								First Homes	2. Value	17.50%			<b>\$42.511</b>										
		Tear 1	QZ	63	04	Tear 2	QZ	<b>Q</b> 3	04	Year 3 Q1	Q2	Q3	84	Teer 4	Q2	63	04	Tear 5	Q2	<b>Q</b> 3	04	Year 6 Q1	<b>Q</b> 2	<b>Q</b> 3	Q4
INCOME UNITS Started Market Howing				10	20	20	20	2.428,408	4,856,816	20	20	4,856,816	4,856,816	20	20	20	4,856,816	4,856,816	1 1 1 1 1 1 1	4.856.816			-		
Affordable Rent							-	383,587	767,174	767,174	767,174	767,174	767,174	767,174	767,174	767,174	767,174	767,174	767,174	767,174	Ÿ	8			
Sacial Ront Sharod Ounorzhip						:		78,487	156,974	156,974	156,974	156,974	156,974	0 156,974	0 156,974	0 156,974	156,974	156,974	156,974	156,974	;	:			
First Hames Brant and Subsidy								192,574	385,148	385,148	385,148	385,148	385,148	385,148	385,148	385,148	385,148	385,148	385,148	385,148					
INCOME	· ·	•	•	•	, ,	•	•	3,0\$3,056	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	·	·	, ,	ř	•
Stamp Duty	-	401,002																							
Earomontrota. Logals Acquisition		0 123,450																							
Planning Fee		50,700 1,754,585		1,754,585																					
Professional Build Cost - BCIS Base		1,794,909		451,310 55,000	1,353,930			2,707,860	2,707,860				2,707,860	2,707,860	2,707,860		1,805,240	902,620	. 0	. 0			. 0	. 0	. 0
106/CIL/Tariff Dantingoncy			2,356,542	22,566	165,000 67,697	275,000	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	220,000	110,000 45,131		,	;	:	0		0
Abnormatr inanco Foor				24,566	73,697	122,828	147,393	147,393	147,393	147,393	147,393	147,393	147,393	147,393	147,393	147,393	98,262	49,131		. 0	0			. 0	. 0
Logal and Valuation	Ł	i				L .				L	104 902	104 903	194 992		194 992		104 902					L .			_
Agentr		;	, ,		,		;	92,492	184,983		184,983		184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	· ·	i i	,	,	,
Mire. COSTS BEFORE LAM	ID INT AND PRO	2,329,737	2,356,542	2,302,026	1,660,323	2,767,205	3,320,646	3,424,553	3,536,460	3,536,460	3,536,460	3,536,460	3,536,460	3,536,460	3,536,460	3,536,460	2,429,57#	1,322,696	215,#14	215,#14					
For Residual Value	Land	\$,230,032		-,,	4	-,,	-1	-,,	-1	-1	-10-11111	-1	-,,	-12211111	-1	-10-11-1		4			•				
	Interest	*,23*,432	197,996	245,893	293,779	330,419	388,499	458,046	473,112	432,677	391,484	349,518	306,765	263,211	218,841	173,638	127,588	59,920		0	0	0	0	0	0
Dovolupors Roturn Market Hawing																									10,624,285 2,021,575
Affordable for Rent First Homes																									842 511
	CarhFlou	-10,559,769	-2,554,537	-2,553,919	-1,954,102	-3,097,624	-3,709,146	-803,543	2,156,540	2,196,975	2,238,168	2,289,134	2,322,887	2,366,441	2,410,812	2,456,014	3,608,947	4,783,497	5,950,298	5,950,298	0	0	0	0	-13,488,371
=	Opening Balance Clarina Balance	-10.559.769	-13,114,306	-15.668,225	-17.622,328	-20,719,952	-24,429,097	-25,232,640	-23.076,100	-20.879.125	-18,640,956	-16,360,822	-14.037.936	-11.671.495	-9.260,683	-6,804,669	-3.195.723	1.587.774	7.538.072	13,488,371	13,488,371	13,488,371	13,488,371	13,488,371	0
CASH FLOW FOR CIL	L ADDITIONAL PI	ROFIT																							
INCOME	Ar Abave	Tear 1				Teer 2				Teer 3				Year 4				Teer 5				Year 6			
INCOME		•	•	•	•	•	•	3,0\$3,056	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	•	•	•	•	•
and Stamp Duty		5,892,857																							
aromontrotc.		284,143																							
e quir Acquirition		88,393 50,700															0			0	0			0	
rafezzional		1,754,585	ě	1,754,585 451,310	0 000	0	2 707 860	2 707 860	2,707,860	2,707,860	2 707 860	0 2 707 044	2 707 860	2,707,860	2,707,860	2,707,860	1,805,240	902,620	, i	ŏ	ě	1 .	ŏ	ě	ě
oild Cart - BCIS Bare OTENTIAL CIL				451,310	1,353,930 551,233	2,256,550 551,233	551,233	551,233	551,233	551,233	551,233	2,707,860 551,233	551,233	551,233						V	,	, ,	_ ,	, v	,
art CIL r 106 antingency		0		55,000 22,566	165,000 67,697	275,000	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	330,000 135,393	220,000 90,262	110,000 45,131	0	0	0	0	0	0	0
bnormatr inance Feer			0	22,566 24,566	73,697	122,828	147,393	147,393	147,393	147,393	135,393 147,393	147,393	147,393	147,393	147,393	147,393	98,262	49,131	ė.	ó	ò	ò	0	0	0
egal and Valuation		0																							
equatr equit		0	0	0	0		0	92,492 15,415	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	0	:	0	0	0
lire. COSTS BEFORE LAM	IN INT AND PRE	0 2 070 672	0	2,302,026	2,211,556	3,31#,43#	3,\$71,\$79	3,979,786	4,027,693	4,027,693	4,017,693	4,087,693	4,017,693	4,017,693	3,536,460	3,536,460	2,429,57\$	1,322,696	215,\$14	215,#14			0	0	
		-,,	-	-,,,,,,,,		2,214,434	2,011,019	2,2.2,144	7,001,093	1,000,003	2,001,093	-,,3	-,001,000	-,001,000	-,550,400	2,224,440	1,41,7,774	.,,,,,,,,,	1.15,0.14	115,414					_
ur CIL calculation	Interest		151,325	154,163	200,329	245,551	312,376	390,831	414,973	303,703	352,009	319,639	286,661	253,066	218,841	173,638	127,588	59,920	0	0	0		0	0	0
Davelupers Return Market Howing																									
Market Hauring Affardable far Bent																									10,624,285 2,021,575
Affordable for Rent First Homes First Homes	Carh Flou Oponing Balanco	-8,070,678	-151,325	-2,462,189	-2,411,884	-3,563,989	-4,184,255	-1,287,561	1,663,447	1,694,636	1,726,411	1,758,781	1,791,758	1,825,354	2,410,812	2,456,014	3,608,947	4,783,497	5,950,298	5,950,298	0	0	0	0	10,624,285 2,021,575 842,511 -13,488,371

Site 11		Flatted BF 250	HD						4																
ИСОНЕ	Av Siza	m2	×	Humber 250	Price	6DT	GIA		DETELOPME	HT COSTS						İ	Planning fee	elc				Build Cart			- Im
	Grazz 81.1	Not			4/m2				LAMD			fasit ar m2	Tetal				Planning app foo Na dwgr	duqr 250 50 200	rato			CO2 Plur	×	3.00%	1,906.0
rket Hawing	81.1	70.52	65.00×	163	5,300	60,739,390	13,179	1		Land Stamp Duty			14.015	490,303			Na dugrander 50 Na dugraver 50	50 200	462 138	23,100 27,600		Acc & Adpt	t/m2	0.00%	0.4
fordable Overall fordable Rent	66.5	57.84	35× 22.75×	87.5		9,589,679				Euromontrote.		1.50×	7,355	21,370			110 400 000 00	200	Tatal	27,600 50,700		Water	t/m2		14.
acial Rent	66.5	57.84	0.00%	0	2,919		3,78.	1		Logalr/Acquirition		1.50%	7,355	21,370			Stamp duty co	ılc - Rəsidual				Over Extra 1	t/m2 ×	0.00%	. 0.7
harod Ownorzhip rzt Hamor	69.5 71.0	60.44 61.73	3.50× 8.75×	9	3,710	1,962,178	155		Feer	Planning			50.700				Landpayment		Total	490,303 14,015		Over Extra 2	t/m2	0.00%	0.0
		7.112	******		5,51	4,14,041	400			Professional		8.00%	4,216,166	4,266,866					72141	14,012		ı	t/m2	0.00	0.0
irant and Subridy	Affordable Rent Social Rent					, i			COMSTRUCT								Stamp duty co	ilc - Kasiduel		2,578,125		Small Site	z	0.00%	1,977.97
	Shared Ounership				-					Build Cart 2106 / CIL / IT		2,186	41,797,596 6,574,720						Tatal	118,406		Site Cartr	Bare BNG	10.00% 0.50%	197.8 9.8 2,185.64
SITE AREA - Not	1.563	ha	160	tha		77,105,596	19,124			Contingency		5.00% 5.00%	2,089,880										Dita	0.300.	2,185.66
SITE AREA - Graze	1,953	ha	128	/ha						Abnormate	×	5.00×	2,089,880	52,702,076		-	Pro CIL 2106	8,500	f/Unit (all) Total	2,125,000					
Salarpor Quartor Unit Build Timo	0	Quarters							FINANCE								Part CIL r 106	16 500	£/Unit (all)						
Unit Dulla Time	,	(Cuarton)							FIRMHUE	Foor		0×					CIL	16,500 186	1/m2	4,125,000 2,449,720					
		Whale Site	PerhaNET	Perha GROSS		RUM Residual F	IACRO etrl+r Claring belence -	0		Interest Legal and Valuatio	ь.	7.50%					_		Tatal	6,574,720					
<b>Bezidual Land Yalu</b> Exirting Uro Yaluo	•	490,303 2,140,430	313,794	251.035 1.100.000		RUH CIL HACR											Inf Tariff	× GDV							
Uplift	20%	429,688		220,000		KON CIL MACK	Claring tolones -	0	SALES									0.002		•					
Plur/ha Banche	ork Land Value	2.578.125		1,320,000		Check an pharing d	uar nar			Agentr Legalr	×	3.0% 0.5%	2,313,168 385,528												
						CHT	rest			,	<b>Efunit</b>	0	0	2,698,696	60,179,310										
Additional Profit		200,4\$3	15 15							Mvc.	-2	0.02		2,698,696	\$0.179.310										
									Davelupers I	Profit Market Housing	∨ Ualus	17.50×			10,629,393										
										Market Hawing Affordable Howin	q × Value	17.50×			2,021,575 \$42,511										
RESIDUAL CASH F	LOW FOR IMTERE	ST								Firzt Hamer	ZYalue	17.50%			\$42,511										
INCOME		Teer 1 Q1	Q2	63	04	Year 2	Q2	63	04	Teer 3	92	<b>Q</b> 3	64	Tear 4	<b>Q</b> 2	63	84	Tear 5	<b>Q</b> 2	<b>Q</b> 3	04	Taer 6	Q2	Q3	04
INCOME UNITS Started Market Howing				10	30	30	30	2.429.576	7.288.727	30 7.288.727	7.288.727	7.288.727	7.288.727	7.288.727	7.288.727	7.288.727	7								
Affordable Rent					,	8	,	383,587	1,150,761	1,150,761	1,150,761	1,150,761	1,150,761	1,150,761	1,150,761	1,150,761	,		. ;	, ;	·		- ;	, ,	·
Sacial Ront Sharod Ownorzhia						:		78.487	235.461	235.461	235.461	235.461	235.461	235.461	235.461	235.461						:			. 0
First Hames								192,574	577,722	577,722	577,722	577,722	577,722	577,722	577,722	577,722	1	t :							
Grant and Subsidy INCOME			•	•	•	•	•	3,0\$4,224	9,252,672	9,252,672	9,252,672	9,252,672	9,252,672	9,252,672	9,252,672	9,252,672	•	, ,	•	• ;	•	•	* *	•	•
EXPENDITURE Stamp Duty		14,015																							
Earementretc.																									
Logalr Acquirition Plannina Foo		7,355 50,700																							
Professional Build Cost - BCIS Base		2,108,083		2,108,083 557,301	2,229,205	3,901,109	5,015,712	5,015,712	5,015,712	5,015,712	F 645 742	5,015,712	3,343,808	1,671,904									0	, 0	
r106/CIL/Tariff			2,449,720	55,000	220,000	385,000	495,000	495,000		495,000	495,000	495,000	330,000	165,000	ř				,		, i	ě		· i	Č
Dantingoncy Abnormalr					111,460 119,460			250,786 268,786	250,786 268,786				167,190 179,190	83,595 89,595	,	,	7			, ;		:	;	, ;	;
Finance Feer																									
Logal and Valuation Agentr		ě	0	. 0	. 0		. 0	92,527	277,580	277,580		277,580	277,580 46.263	277,580	277,580	277,580 46.263	. 0		0	0	0		. 0	0	. 0
Logali Mirc.			. 0		. 0	۰	,	15,421	40,000	40,600	40,600	40,600	10,000	10,000								۰	,	, ,	,
COSTS BEFORE LA	MD INT AND PRO	2,100,153	2,449,720	2,778,114	2,610,126	4,690,220	6,030,283	F 6,13#,231	6,354,126	6,354,126	6,354,126	6,354,126	4,344,032	2,333,938	323,\$44	323,844	•		•	•	•	•		•	•
Fur Residual Talua	Land	490,303		96,942												, 0									
Davelupers Return	Interest		50,071	96,942	150,849	203,930	295,696	414,308	479,339	433,918	381,168	340,691	292,731	206,183	80,322							, ,	. 0	, ,	,
Market Hauring Affardable far Rent																									10,629,393
First Homes											2.510.778														2,021,575 842,511
	Carh Flau Opening Balance	-2,670,455 0	-2,499,791	-2,875,057	-2,830,975	-4,894,150	-6,325,978	-3,468,314	2,419,207	2,464,567	2,510,778	2,557,855	4,615,909	6,712,551	8,848,506	8,928,828	-	•	•	•		•			-13,493,479
	Clarina Balance	-2.670.455	-5.170.246	-8.045.303	-10,876,278	-15,770,428	-22.096,406	-25,564,720	-23,145,514	-20,680,947	-18,170,169	-15.612.314	-10,996,406	-4.283.854	4.564.651	13,493,479	13,493,479	13,493,479	13,493,479	13,493,479	13,493,479	13,493,479	13,493,479	13,493,479	0
CASH FLOW FOR C	IL ADDITIONAL P	ROFIT																							
INCOME	Ar Abava	Teer 1				Year 2				Tear 3				Tear 4				Tear 5				Taar 6			
INCOME EXPENDITURE		•	•	•	•	•	•	3,0\$4,224	9,252,672	9,252,672	9,252,672	9,252,672	9,252,672	9,252,672	9,252,672	9,252,672	•	•	•	•	•	•	•	•	•
		2,578,125																							
Land Stamp Duty Euromontrotc.		118,406																							
Logalr Acquirition		38,672				L		_		L					_	L									
Planning Foo Profozzional		50,700 2,108,083		2,108,083	:	:	:	:	- :		:		:	:	- :		- 1	1 : :				:		:	
Build Cart - BCIS Baro POTENTIAL CIL				557,301	2,229,205 33,414	3,901,109 33,414	5,015,712 33,414	5,015,712	5,015,712	5,015,712 33,414	5,015,712	5,015,712	3,343,808	1,671,904			F 0	0 7					, ,		
Part CIL r 106		0	0	55,000	220,000	385,000	495,000	495,000	495,000	495,000	495,000	495,000	330,000	165,000	r 0	. 0	r 0	0 ,			0	0	0	0	. 0
Dantingoncy Abnormalr				27,865 29,865	111,460 119,460	195,055 209,055	250,786 268,786	250,786 268,786	250,786 268,786	250,786 268,786	250,786 268,786	250,786 268,786	167,190 179,190	83,595 89,595	0			1 :			0		0	0	0
Financo Foor Logal and Valuation		0																							
Agentr		ö	0	0	0		0	92,527 15,421	277,580	277,580 46,263	277,580 46,263	277,580	277,580	277,580 46,263	277,580 46,263	277,580 46,263							0		0
Logalr			0	0	0	0	0	0	46,263	0	0	46,263	46,263					1				0	0	0	0
Mire. COSTS BEFORE LA	HD INT AND PRO	4,893,986	ě	2,77\$,114	2,713,539	4,723,634	6,063,697	6,171,644	6,387,540	6,387,540	6,354,126	6,354,126	4,344,032	2,333,938	323,844	323,#44	·	·	·	ř	·	·	ě	ě	ě
for CIL calculation										_															
Davalupars Raturu	Interest		91,762	93,403	147,325	200,966	293,303	412,496	478,120	433,363	387,768	340,691	292,731	206,183	80,322				0	0	0		0	0	0
Market Hawring Affardable far Rent																									10,629,393
Affordable for Rent First Homes																									10,629,393 2,021,575 842,511
	Carh Flau Opening Balance	-4,893,986	-91,762	-2,871,597	-2,860,865	-4,924,600	-6,356,999	-3,499,917	2,387,012	2,431,768	2,510,778	2,557,855	4,615,909	6,712,551	8,848,506	8,928,828				•	0		0	0	-13,493,479
	Clarina Balance	-4.893.986	-4.985,748	-7.857.346	-10,718,210	-15,642,810	-21,999,810	-25,499,727	-23,112,715	-20,680,947	-18,170,169	-15.612.314	-10,996,406	-4.283.854	4,564,651	13,493,479	13,493,479	13,493,479	13,493,479	13,493,479	13,493,479	13,493,479	13,493,479	13,493,479	0

Site 12		Flatted BF 155																							
IHCOME	Av Size	m2	z	Humber	Price ffm2	6DT	GIA	1	DEVELOPMENT	COSTS							Plenning fee	:elc				Build Cart			/m2 1,612.00 40.36 0.00 0.00 14.77 0.00 0.00 0.00 0.00 1.675.15 1675.25
	Grazz 77.5	Net		155			-2		LAND			funit or m2	Tatel				Planning app foo No dwgr	duq 155 50	r rati			CO2 Plur	×	3.005	1,612.0
Market Hawring	77.5	70.45		101	5,300	37,616,160	7,807	1		Land Stamp Duty			249,887	5,207,742			No dwyr undor 50 No dwyr over 50	105	5 13:	14 490		Acc & Adpt	t/m2	0.000	0.00
Affordable Overall Affordable Rent	63.7	57.91	35% 22.75%	54.25 35	2,915	5,953,020	2,246			Earomontrota. Logalr/Acquiritim		1.50%	78,116	328,003					Total	37,590		Water	11m2 11m2		14,71
Sacial Ront Sharod Ounorzhia	63.7 68.0	57.91 61.80	0.00% 3.50%	0	2,650 3,710 3,564	1243.833	364	1	Feer								Stamp duty co Landpayment	lc - Residual		5.207.742		Over Extra 1	t/m2	0.003	0.00
First Hames	67.0	60.93	8.75×	14	3,564	2,946,870	901	•		Planning Professional		8.00%	37,590 2,174,557	2,212,147					Tatal	249,887		Over Extra 2	× f/m2	0.000	0.00
Grant and Subridy	Affordable Rent Social Rent								COMSTRUCTIO				4,114,00	2,212,111			Stemp duty co	lc - Residual		2,557,500		Small Site	×	0.000	0.00
	Shared Ounership								CONSTRUCTIO	Build Cart z106 / CIL / IT		1,851	20,974,735				Landpayment		Tutal	117,375		Site Cartr	Bare	10.005	167.52
SITE AREA - Not SITE AREA - Grave	1.550 1.938	ha	100	/ha		47,759,##3	11,331			Contingency		5.00%	4,016,751 1,048,737 1,048,737										bina	0.507	8.38 1,851.04
	1.928	ha	80	/ha						Abnormak	*	5.00%	1,048,737	27,181,959			Pro CILz106	8,500	Tatal	1,317,500					
Sales per Quarter Unit Build Time	0	Quarters							FINANCE								Part CIL x 106	16,500		2,557,500					
						RUM Residual I	IACRO etri+r			Foor Interest		7.50%	0				CIL	186	t/m2 Total	1,459,251 4,016,751					
Residual Land Value Existing Use Value		Whole Site 5,207,742	PerhaNET 3,359,#33	Perha GROSS 2.6#7.#67			Claring toloner -	0		Logal and Valuatio							Inf Tariff	×GDV							
Exirting Uro Valuo Uplift	20%	2,131,250 426,250		1,100,000 220,000		RUH CIL MACR	O etrl+l Claring halanca -	. 0	SALES									0.00>	(						
Plur the Bear char	ark Land Talue	2,557,500		1,320,000		Chrick an pharing d		-		Agentr	×	3.0%	1,432,796												
			61m2			CHI	rest			Mire	f/unit	0.02	0	1.671.596	36.601.447										
Additional Profit		4.710.23#	603						Davelupers Pr	-fit		****	Y												
										Market Howing Affordable Howin	×Value	17.50% 17.50%			6,582,828 1,259,449 515,702										
RESIDUAL CASH FL	OM EOR INTERE	ST								First Homes	Z.Value	17.50%			515.702										
	v v. minen	Tear 1	02	03	04	Tear 2 Q1	02	93	04	Teer 3	02	Q3	04	Teer 4 Q1	Q2	93	84	Tear 5	02	93	04	Toer 6	02	Q3	84
INCOME UNITS Started Market Houring				Ĭ,	20	20	20	20 1,213,425	20 4,853,698	20 4,853,698	20 4,853,698	10 4,853,698	4,853,698	4,853,698	4,853,698	Z,426,849	7 0		7 1	,		-	7	7 0	
Affordable Rent Social Rent						<b>!</b>		192,033	768,132	768,132	768,132	768,132	768,132	768,132	768,132	384,066		t :							Š
Shared Ounership						Ł į		40,124	160,495	160,495	160,495	160,495	160,495	160,495	160,495	80,247	<u> </u>	Ł į		1		E :			
First Homes Grant and Subsidy INCOME					, i	E :		95,060	380,241	380,241 0	380,241	380,241 0	380,241 0	380,241 0	380,241 0	190,121								, ,	Ö
EXPENDITURE		•	•	•	•	•	•	1,540,641	6,162,566	6,162,566	6,162,566	6,162,566	6,162,566	6,162,566	6,162,566	3,011,213	•	•	•	•	•	•	•	•	•
Stamp Duty Euromontrots		249,887 0																							
Legal Acquirition Planning Fee		78,116 37,590																							
Professional Build Cost - BCIS Base		1,087,278	0	1,087,278 225,535	1,127,674	2,029,813	2,706,417	2,706,417	2,706,417	2,706,417	2,706,417	2,255,348	1,353,209	451,070	0	. 0	. 0				. 0	0	. 0	. 0	. 0
r106/CIL/Tariff Cantingoncy			1,459,251	225,535 27,500 11,277 12,277	137,500 56,384 61,384	247,500 101,491	330,000 135,321	330,000 135,321	330,000 135,321		330,000 135,321		165,000 67,660	55,000 22,553	0	0	-	:			, ,		,	, ,	0
Abnormale Finance Feer			. 0	12,277	61,384	110,491	147,321	147,321	147,321	147,321	147,321	122,767	73,660	24,553	0						•			. 0	. 0
Logal and Valuation		0						46,219	184,877	184,877	184.877	184.877	184,877	184.877	184,877	92,438								. 0	. 0
Agentr Legalr Mire		ė	ò		· i			7,703	30,813	30,813	30,813		30,813	30,813	30,813	15,406					, ,	ò	, ,	r ò	, o
Mire. COSTS BEFORE LAN	HD INT AND PRO	1,452,\$72	1,459,251	1,363,867	1,3#2,941	2,489,294	3,319,059	3,372,9\$2	3,534,749	3,534,749	3,534,749	2,9\$1,572	1,\$75,219	762,266	215,690	107,#45			•	•	•	•	,	,	•
Far Rosidual Value	Land Interest	5,207,742	124,887	154,589	183,060	212.423	263,080	330,245	370,793	328.474	285,362	241,441	186,324	109,430	10,350	r 0					, ,	0	, 0	0	0
Davelupers Return					,			,					,												6 582 828
Market Howring Affordable for Rent First Homes																									6,582,828 1,259,449
7.07.10	Carh Flou Opening Balance	-6,660,614	-1,584,137	-1,518,456	-1,566,001	-2,701,717	-3,582,139	-2,162,585	2,257,023	2,299,342	2,342,455	2,939,553	4,101,022	5,284,269	5,936,526	2,973,438		0	0		0	0	0	0	\$15,702 -8,357,979
	Clarina Balance	-6,660,614	-8.244.751	-9.763.207	-11,329,208	-14.030.925	-17.613.064	-19,775,649	-17.518.626	-15,219,284	-12,876,829	-9.937.276	-5.836.254	-551.984	5,384,542	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8.357.979	0
CASH FLOW FOR CI	L ADDITIONAL P	ROFIT				Tear 2				Teer 3				Tour 4				Tear 5				Tour 6			
INCOME	Ar Abavo		, ,	, ,				1 546 641	6 162 564		6 162 544	6,162,566	6 162 564	6,162,566	6 162 565	3 821 222						,			
INCOME EXPENDITURE		2,557,500	•	-	•		•		.,,	.,,,	.,,	.,,	.,,	.,,,,,,,,,		,,,								-	
Land Stamp Duty		117,375																							
Earomontrotc. Logalr Acquirition Planning Foo		38,363 37,590																							. 0
Professional Build Cost - BCIS Base		1,087,278		1,087,278	407476	2,029,813	2,706,417	2,706,417	2,706,417	2,706,417	2,706,417	0 2,255,348	1,353,209	0 451.070	,										
POTENTIAL CIL				225,535	1,127,674 785,040	2,029,813 785,040	2,706,417 785,040	2,706,417 785,040	2,706,417 785,040	2,706,417 785,040	2,706,417			451,070	,			,		-		- "		,	, v
Part CIL r 106 Cantingoncy		0	0	27,500 11,277 12,277	137,500 56,384 61,384	247,500 101,491 110,491	330,000 135,321 147,321	330,000 135,321 147,321	330,000 135,321 147,321	330,000 135,321 147,321	330,000 135,321 147,321	275,000 112,767 122,767	165,000 67,660 73,660	55,000 22,553 24,553	0	0	0	0				0	0	0	0
Abnormate Finance Feez		0	0	12,277	61,384	110,491	147,321	147,321	147,321	147,321	147,321	122,767	73,660	24,553	0	0	0						0		
Logal and Valuation Agentr Logalr		0	0	0	0		0	46,219 7,703	184,877	184,877 30,813	184,877	184,877	184,877	184,877	184,877 30,813	92,438 15,406	0						0	0	0
		0	0	0	0	0	0	0	30,813	0	30,813	30,813	30,813	30,813	0		0	0	0		0	0	0	0	0
Mire. COSTS BEFORE LAN		3,#3#,106	•	1,363,#67	2,167,981	3,274,334	4,104,099	4,158,021	4,319,789	4,319,789	3,534,749	2,9\$1,572	1,875,219	762,266	215,690	107,845	-			-	•			•	•
Fur CIL calculation	Interest		71,964	73,314	100,261	142,790	206,862	287,692	342,162	314,026	285,362	241,441	186,324	109,430	10,350	0	0	0	0		0	0	0	0	0
Davelapers Return Market Howing																		ļ .				l .			6,582,828
Affordable for Rent First Homes																									1.259.449
71171 1181167	Carliffeu	-3,838,106	-71,964	-1,437,180	-2,268,242	-3,417,125	-4,310,960	-2,905,072	1,500,615	1,528,751	2,342,455	2,939,553	4,101,022	5,284,269	5,936,526	2,973,438					0	0	0		515,702 -8,357,979
	Opening Balance	-3,838,106	-3,910,070	-5.347.251	-7.615.493	-11.032.617	-15.343.578	-18.248.650	-16,748,035	-15.219.284	-12.876.829	-9.937.276	-5.836.254	-551 614	5.384.542	8.357.979	8.357.979	8.357.979	8.357.979	8.357.979	8.357.979	2 257 979	2 357 979	8.357.979	0

НСОМЕ	Av Sixe mi																								
			z	Humber	Price ffm2	6D	F GIA		DETELOPMENT	COSTS							Planning foo	celc				Build Cart			/m. 1,966.0 00: 57.1 00: 00: 00: 0.0 00: 141.7 0.0 00: 0.0 00: 0.0 00: 0.0 00: 197.3 00: 197.3 00: 2,185.66
	Grazz	Net		155			4 =2		LAMD			funit or m2	Tatal				Planning app foo Na dwar	du 15	y re			CO2 Plur	×	3.00	1,906.0 0× 57.1
Market Houring	81.0	70.45	65.00×	101	5,300	37,616,16	50 8,162			Land Stamp Duty			2,154	253,077			Na dugrander 50 Na dugraver 50	10	5 1	62 23,1 38 14,6 4 37,5	90	Acc & Adpt	6/m2 %	0.00	ð× 0.0
Affordable Overall Affordable Rent	66.6	57.91	35× 22.75×	54.25 35	2,915	5,953,02	2,349			Earomontrota. Logair/Acquirition		1.50%	3,796	5,950					Tete	37,5	90	Water	1/m2 1/m2		14.7
Sacial Ront Shared Ounership	66.6 71.1	57.91 61.80	0.00± 3.50± 8.75±	5	2,915 2,650 3,710 3,566	1,243,83	386		Feer								Stamp duty c Landpayment	alc - Rasidual		253,0		Over Extra 1	t/m2	0.00	0.0
First Hames	70.1	60.93	8.75×	14	3,566	2,946,87	70 950			Planning Professional		8.00%	37,590 2,612,593	2,650,183					Tute	d č,	54	Over Extra 2	t/m2	0.00	0.0
ärant and Subridy A	Affordable Rent Social Rent hared Ownership				0		0		COMSTRUCTIO	н							Stamp duty c	alc - Residual		1,598,4		Small Site	×	0.00	1,977.97
					0		0			Build Cart z106 / CIL / IT		2,186	25,892,121 4,083,081 1,294,606						Tute	69,6	22	Site Cartr	Baro BNG	10.00	JX 197.8 0X 9.8
SITE AREA - Not SITE AREA - Grazz	0.969 ha 1.211 ha		160 128	the the		47,759,**	3 11,846			Contingency Abnormals	×	5.00% 5.00%					Pro CIL z 106	8,54	0 €/Unit (all)		-				2,185.66
Salar per Quarter	0										4		93,000	32,657,414			_		Tatal	1,317,50					
Jnit Build Time	3 00	arterz							FINANCE	Feer		02					Part CIL x 106 CIL	16,50	0	1,525.5	81				
		Whole Site	PerhaNET	Perha GROSS		RUM Residual	MACRO ctrl+r Claring belonce -	0		Intorest Legal and Valuation		7.50%							Tet	4,0\$3,0	1				
Residual Land Value Existing Use Value		253.077 1,332,031	261,241	201,293 1,100,000 220,000		RUH CIL MAC											Inf Tariff	×GDV	v						
Jelift Plus (b. s	20%	266,406					Claring belonce -	0	SALES	Agentr	v	3.00	1.432.794												
Beachmarl	k Land Value	1.598.438		1,320,000		Christanyharing	dogram rrest			Logale	// frunit	3.0× 0.5×	1,432,796 238,799												
Additional Profit		69 676	/m2							Mirc.	Z	0.0%		1,671,596	37.234.220										
A STATE OF THE STA		17.11							Davelupers Pro	fit Market Hawring	× Value	17.50×			/ FA3 A3A										
										Affordable Howing	Z Value Z Value	17.50× 17.50×			6,5#2,#2# 1,259,449 515,702										
RESIDUAL CASH FLOW	W FOR INTERES	Year 1									Z Y 4194	17,202			515.192										
INCOME JNITS Started Yarket Howing		Q1	65	63	Q4	Teer 2 Q1	Q2	Q3	Q4	Teer 3 Q1	65	Q3	Q4	Teer 4 Q1	QZ	63	Q4	Teer 5 Q1	65	<b>Q</b> 3	04	Tear 6 Q1	Q2	Q3	04
JNIIS Started Tarket Hawring Affardable Rent					0	. :	0	2,426,849	6,067,123	7,280,547	7,280,547	7,280,547	7,280,547	0 :	0						. 0	:	. 0	. 0	
Affordable Rent Social Rent Shared Ownership						- 1		384,066	960,165	1,152,197	1,152,197	1,152,197	1,152,197 0	,	į.	- 1		E :	-	- :	- 1	E :		- 1	- ;
irzt Hamer								80,247 190,121	200,618 475,302	240,742 570,362	240,742 570,362	240,742 570,362	240,742 570,362	ů	0	- 1								•	
irant and Subridy INCOME EXPENDITURE	<del></del>	. ,	. ,	•	•	•	•	3,0\$1,2\$3	7,703,207	9,243,\$4\$	9,243,\$4\$	9,243,848	9,243,848	•	•	•		0	, ,	•		•		•	*
Stamp Duty		2,154																							
aromontrota oqalr Acquiritian		0 3,796 37,590																							
Planning Fee Professional		37,590 1,306,297		1,306,297																					
Build Cart - BCIS Bare 106/CIL/Tariff			1,525,581	556,820 55,000	1,948,869	3,619,329 357,500	467,500	5,011,378 495,000	5,011,378 495,000	330,000	1,670,459		:		0	-		:	-		7 0		,	- :	
Dantingoncy Abnormalr Tinanco Foor		;	0	27,841 29,841	97,443 104,443	180,966	236,648 253,648	250,569	250,569 268,569	167,046 179,046	83,523 89,523		: :	0	0			:	: :	: :	, ,	:	;	;	;
.caal and Valuation		0					-																		
Agentr galr		0	0	0		:		92,438	231,096	277,315 46,219	277,315 46,219	277,315 46,219	277,315 46,219	0 7	0			:	. 0			:			
dire. COSTS BEFORE LAND	INT AND PRO	1,349,#37	1 525 541	1,975,798	2,343,256	4 251 742	5,690,765		6,295,128			323,535													
For Residual Talua	Land	252 477	1,525,541	4,713,174	1,545,154	4,554,142	3,0,0,103	V,155,5V1	VILYSTILL	4,544,545	LIJJEJVAV	323,535	323,333	Ť	•		T T	<u> </u>							
Dovolupors Roturn	Interest		30,055	59,223	97,379	143,141	227,421	338,387	401,958	383,093	298,339	174,337	10,350	0	0			0	. 0				. 0	. 0	. 0
Market Howing Affordable for Rent																									6,582,828
First Hames	Carl Flau	-1,602,914	4 555 4 55	-2,035,021	-2,440,636	-4,494,903	-5.918.186	2 200 4/5	1.006.121	4,520,210	6.613.469	8,745,977	8,909,964												6,582,828 1,259,449 515,702 -8,357,979
9	Opening Balance	0 -1.602.914	-1,000,000	-E,039,021	-2,440,636	42 429 409	40.047.205	-3,570,405	20.424.40	4,020,210	0,013,407	-FF4.004	0,909,904	0.353.030	0.357.070	0.357.070	8,357,979	8,357,979	0.357.070	0.357.070	0.757.070	8,357,979	0.357.076		-9,291,919
A SCHELON FOR OU	CIMINABAIANCE		-3, 150,545	-9.193.910	-1.634,206	12,127,107	-10.041.273	-21431.160	-20,431,640	-15.711.450	-5,251,761	-221,704	0.331.313	0.331.717	0.321.717	0.331.717	0.321.717	0.331.717	0.331.313	0.321.717	0,331,717	0.331,717	0.321.717	0.331.313	-
CASH FLOW FOR CIL A	Ar Abavo	Teer 1				Teer 2				Teer 3				Year 4				Tear 5				Toer 6			
INCOME INCOME EXPENDITURE	Ar Above	. ,	•	•	•	•	•	3,0\$1,2\$3	7,703,207	9,243,#4#	9,243,#4#	9,243,#4#	9,243,#4#	•	•	•				•	•	•	•		•
expenditure and Stamp Duty		1,598,438																							
arementrets.		69,422 0 23,977																							
aromontrotc. .ogalr Acquirition Planning Foo	E	37,590	0	0				0					,	0	0				. 0			Ł .			. 0
Professional Suild Cart - BCIS Bare POTENTIAL CIL	F	1,306,297	3	1,306,297 556,820	1,948,869	3,619,329	4,732,968	0 5,011,378	5,011,378	0 3,340,919	1,670,459		- :	8	0			- :	- 0	F 0	, ,	1			0
Part CIL r 106		0	0 5	55,000	23,225 192,500	23,225 357,500	23,225 467,500	495,000	495,000	330,000	165,000		0	0 '	0				. 0	. 0	. 0			0	
Dantingency Abnormals			0	27,841 29,841	97,443 104,443	180,966 193,966	236,648 253,648	250,569 268,569	250,569 268,569	167,046 179,046	83,523 89,523	0	:	0	0		0		0	0	. 0	1	0	- 0	
inanco Foor .o gal and Valuation		0																							
ligentr .egalr		0	0	0		1		92,438 15,406	231,096 38,516	277,315 46,219	277,315 46,219	277,315 46,219	277,315 46,219	0	0	1	1	0	0			1			0
lire. COSTS BEFORE LAND	INT AND PRO	3,035,722	. ;	1,975,79#	2,366,482	4,374,987	5,713,991		6,295,128	4,340,545	2,332,040	323,535	323,535	- ;	•				* :				;	- :	-
For CIL calculation																									
	Interest		56,920	57,987	96,121	142,294	226,993	338,387	401,958	383,093	298,339	174,337	10,350	0	0	0			0		0		0		0
Developers Return Market Houring Affordable for Rent																									6,502,020 1,259,449 515,702 -8,357,979
												8,745,977	8,909,964						L						515,702
First Hames	Carl Flour	-3.035.722	-56,920	-2.033,785	-2,462,602	-4 517 221	-5 9dn 92d	-3.390.465	1,006,121	4,520,210	6.613.469														

Site 14		Flate BF 75																							
INCOME	Av Sixe		z	Humber	Price ffm2	GD#	GIA		DETELOPMEN	T COSTS						1	Planning food	alc				Build Cart		_	1,12,000   1,12,000
	Grazz	Net		75		- 4	-2		LAND			funit or m2	Total				Planning app foo Na duar	- du	gr rat			CO2 Plur	×	3.	1,612.0 .00x 48.3
Market Hauring	Grazz 77.9	70.83	65.00×	49	5,300	18,301,563	3,79	*		Land Stamp Duty			121,734	2,644,717			Na dugrander 50 Na dugraver 50		50 46 25 13	2 23,100		Acc & Adpt	£/m2		0.0
Affordable Overall Affordable Rent	63.6	57.82	35% 22.75%	26.25	2,915	2,875,980		1		Euromontrota. Logalr/Acquiritia		1.50%		161,407			110 000 000 150		Tota	8 3,450 I 26,550			1/m2 1/m2		14.7
Social Rent	63.6	57.82	0.00%		2,650		)	9	_	Cadan Mecdanicia	•	1.50%	39,61	161,401			Stamp duty co	de - Basidaal				Water Over Extra 1	×	0.	.00% 0.0
Shared Ownership First Hames	63.8	58,00 61.57	0.00× 3.50× 8.75×	3	3,710 3,596	564,848 1,453,056	16	3	Feer	Planning			26,550				Landpayment		Tute	2,644,717 1 121,736		Over Extra 2	t/m2	0.	.00% - 0.0
Grant and Subridy	Affordable Rent				0		,			Professional		8.00%	1,053,582	1,080,132			Stamp duty co	de - Baridaal				Small Site	£/m2		0.00 0.00 0.00 × 0.00
	Social Ront Shared Ounership				0	9			COMSTRUCTI	OH Build Cart		1,851	10,172,684				Landpayment		Tate	1,455,882 1 62,294		Site Curtr	Bare		1,675.19 .00% 167.5
SITE AREA - Not	0.882			the contract of the contract o	ľ					₹106 / CIL / IT			1,934,823						12.4	VE,E74		SKF OEG	BNG	0.	50× 8.3
SITE AREA - Grazz	1.103	ha ha	68	rh a		23,195,449	5,490	1		Contingency Abnormals	×	5.00% 5.00%	508,634				Pre CIL r 106	8,5	00 E/Unit (all)						1,451.44
Salesper Quarter	0										•		45,000	13,169,776					Total	637,500					
Unit Build Time		Quarters							FINANCE	Foor		055					Part CIL z 106 CIL	16,5	86 <b>£/m</b> 2	697,323					
		Whale Site	PorhaNET 2.997.346	Perha GROSS		RUM Residual	MACRO ctrl+r Claring helence	. 0		Interest Legal and Valuation	10	7.50%							Tete	1,934,\$23					
Residual Land Value Existing Use Value	•	1213 235	2.997.346	2.397.\$77		RUN CIL MACE											Inf Tariff	× GDV	lez						
Uplift Di (L.	20%	1,213,235 242,647		1,100,000 220,000			Claring tolones	. 0	SALES	Agentr		3,0%	695,863												
Beach	ark Land Talve	1.455.##2		1,320,000	1	Christanpharings		1		Logale	× f/unit	0.5%	115,97												
			t/m2			CET	ract			Mirs.	Z.	0.02		811.841	17.#67.#72										
Additional Profit		2.062.389	543						Davelupers P	rafit															
										Market Hawing Affordable Howin	× Value q × Value	17.50% 17.50%			3,202,773 602,145 254,285										
RESIDUAL CASH F	LOW FOR INTER	EST								First Hames	× Value	17.50%			254.285	il .									
		Year 1 Q1	65	<b>e</b> 3	04	Teer 2 Q1	QZ	63	04	Tear 3 Q1	QZ	<b>Q3</b>	04	Year 4 Q1	ez	63	04	Tear 5 Q1	Q2	63	64	Taur 6 Q1	QZ	<b>Q</b> 3	Q4
INCOME UNITS Started Market Howing Affordable Rent				15	20	20	20	3,660,313	4,880,417	4,880,417	4,880,417	, ,		0			, ,	0	, ,	, ,			, ,	, ,	
Affordable Rent Social Rent							. 0	575,196	766,928	766,928	766,928	. 0	0	:	0		. 0	:	: 0	. 0	. 0		. 0	. 0	. 0
Sharod Dunorrhin						Ł i		112,970	150,626	150,626 387,483	150,626	: 0	ŏ					Ł :				Ł i		Š	
Grant and Subridy							- :	290,612	387,483	0	387,483 0		Ÿ			- 1			- ;	- 1	,			- :	- :
First Homes Grant and Subsidy INCOME EXPENDITURE		•	•	•	•	•	•	4,639,090	6,1\$5,453	6,185,453	6,185,453	•	•	•	•	_	<del>' '</del>	<u> </u>	•	•	•	<u> </u>	<u> </u>	•	<u> </u>
Stamp Duty Egrementrate		121,736																							
Legalr Acquirition Planning Fee		39,671 26,550 526,791																							
		526,791		526,791			7 2 742 746															L .			
Build Cart - BCIS Bare x106/CIL/Tariff			0 697,323	82 500	1,582,418 192,500		2,712,716 330,000 135,636	220,000	904,239				,	i			, ,	ů	•		0		- 1	- 0	
z106/CIL/Tariff Contingency Abnormalz				33,909 36,909	79,121 79,121 86,121	302,500 124,333 135,333	135,636 147,636	90,424	110,000 45,212 49,212		;	;	;		:	;	;	:	;	;			;	;	;
Finance Feer		°																							
Agentr			0	0		:		139,173	185,564	185,564 30,927	185,564	. 0	0	:	0		. 0		. 0		. 0	:	. 0		. 0
Agentr Legalr Mirc. COSTS BEFORE LA		714,748	697,323	1,358,288				2,379,693			216,491				. :		·	L .				1	·	i i	·
For Residual Valua			691,323	1,354,244	1,740,157	3,048,822	3,325,741	2,317,473	1,329,193	216,471	216,491	•		•	•	•			•	•	•	•		•	•
	Interest	2,644,717	62,990	77,246	104,162	142,493	202,330	268,486	231,157	144,360	35,149	. 0	•				. 0		. 0	. 0	. 0			. 0	. 0
Davelapers Return Market Hauring																									3,202,773
Affordable for Rent First Homes																									3,202,773 602,145 254,285 -4,059,204
	Cark Flou		-760,313	-1,435,534	-2,044,321	-3,191,315	-3,528,318	1,990,911	4,629,143	5,824,602	5,933,813	0	0	۰	0		0								-4,059,204
	Opening Balance Clarina Balance	-3,337,463	-4.119.778	-5,555,311	-7.599.633	-10,790,948	-14,319,265	-12,328,355	-7.699.212	-1,874,610	4.059,204	4.059,204	4.059.204	4.059.204	4.059.204	4.059,204	4.059.204	4.059.204	4.059.204	4.059.204	4.059.204	4.059,204	4.059.204	4.059.204	•
CASH FLOW FOR C	L ADDITIONAL	PROFIT Year 1				Tear 2				Toer 3				Year 4				Tear 5				Tour 6			
IHCOME	Ar Abavo					ar z		4,639,090	7 44F 4F3		6,185,453											1247			
EXPENDITURE		•	•	•	•	•	•	4,037,070	6,165,453	6,145,453	¥,145,453	•	•	•	•	•	•	•	•	•	•	<u> </u>		•	•
Land Stamp Duty		1,455,882 62,294																							
Larementretc. Legal Acquirition		21,838																							
Planning Fee		26,550 526,791		0 526,791	;	:	:	:	0	:	:		0	: :	0		: :	:	;	0				0	0
Professional Build Cart - BCIS Bare POTENTIAL CIL			ŏ	526,791 678,179	1,582,418 2,062,389	2,486,656	2,712,716	1,808,477	904,239	i	ě	ŏ	ŏ	ě	ŏ		i	_ i	ŏ	ě	i	1	ŏ	ŏ	ŏ
Part CIL 2106		0		82,500	192,500	302,500 124,333	7 330,000 135,636	220,000	F 110,000 45,212	0	r 0	. 0			0	r 0	F 0		F 0	0	0			0	0
Part CIL r 106 Cantingon cy Abnormalr		:	0	33,909 36,909	79,121 86,121	124,333 135,333	135,636 147,636	90,424 98,424	45,212 49,212		:	0	0	:	0		:	:	:	:	0	1 :	0	0	0
Financo Foor Logal and Valuation Agents		:																							
Agentr Legalr		:	0			0	0	139,173 23,195	185,564 30,927	185,564 30,927	185,564 30,927	0	0	° °	0	0		0	0	0	0		0	0	0
Mire. COSTS BEFORE LA	MD IMT AMD SS	) 3 443 3E4	ě	1,358,288	4,002,548	3,048,822	3,325,987	2,379,693	1,325,153	216,491	216,491	Ď	Ž	r į	i	0	i	ř	ř	ě	ě	i	ě	ě	ě
		2,073,394	•	1,354,248	4,002,348	2,040,022	3,329,741	2,317,673	1,329,193	216,471	216,471		•	•	•	-		<u> </u>	•	•	•		•		•
For CIL calculation	Interest		39,250	39,986	66,204	142,493	202,330	268,486	231,157	144,360	35,149	0	0	0	0	0		0	0	0			0	0	0
Davelupers Return Market Housing																									3,202,773
Affordable for Rent First Homes																									3,202,773 602,145 254,285 -4,059,204
Tilly (Humis)	CarhFlou	-2,093,356	-39,250	-1,398,274	-4,068,752	-3,191,315	-3,528,318	1,990,911	4,629,143	5,824,602	5,933,813		0	0	0			0		0				0	-4,059,204
	Opening Balance Claring Balance	-2.093.356	-2.132.606	-3,530,880	-7,599,633	-10,790,948	-14.319.265	-12,328,355	-7.699.212	-1,874,610	4.059,204	4.059.204	4.059.204	4.059.204	4.059,204	4.059,204	4.059.204	4,059,204	4,059,204	4,059,204	4.059.204	4.059.204	4 059 204	4 059 204	-

Site 15		Flatz BF 35																							
INCOME	Av Siza	m2	×	Humber	Price f/m2	GD	GIA	Ą	DEVELOPMEN	HT COSTS							Planning fee o	elc du	y rati			Build Cart			/mi
Market Hawring	Grazz 77.5	Not 70.43	65.00%	23			176		LAND	Land		funit or m2	Tatel	705 632			No duar No duar under 50	40	5 5 46			CO2 Plur	× t/m2	3.00>	/m 1,612.0 ( 40.3 ( 0.0 ( 0.0
			250	12.25						Stamp Duty Euromontrote.			24,782				Na dugraver 50		0 13: Total			Acc & Adpt	Z.	0.00>	9.01
Affordable Overall Affordable Rent Social Rent	63.4 63.4	57.63 57.63	22.75%	. 0	2,695	1,236,57	1 50	05		Legalr/Acquiritie	in.	1.50×	10,584	35,366			Stemp duty ce	lc - Residual				Water Over Extra 1	1/m2 1/m2	0.00%	0.01
Shared Ounership First Hames	67.1 63.0	61.00 58.00	3.50%	1	3,430	256,30	1 1	82 95	Feer	Planning			16,170				Landpayment		Tatal	705,632 24,782		Over Extra 2	t/m2	0.00>	0.00
Grant and Subridy	Affordable Rent						,			Professional		8.00≥	489,009	505,179			Stamp duty ca	lc - Rosidual				Small Site	t/m2	0.002	0.00
	Secial Rent Shared Ounership						)		CONSTRUCT	Build Cart		1,851	4,710,785				Landpayment		Tatal	577,500 10,375		Site Cartr	Baro BNG	10.00%	1,675.15
SITE AREA - Not	0.438	ha	80	) /ha		9,949,950	2,545	5		2106 / CIL / IT Cantingency		5.00% 5.00%	4,710,785 909,754 235,539 235,539										BNG	0.50>	1,851.04
SITE AREA - Grave	0,438	ha	80	/ha						Abnormale	2 f	5.00×	235,539 21,000	6,112,617			Pro CILx106	8,50	0 Ef Unit (all) Total	297,500					
Saler per Quarter Unit Build Time	0	Quartorz							FINANCE								Part CIL r 106	16,50	0 €/Unit(all						
						RUM Razidual	MACRO ctrl+r			Foor Interest		0× 7.50×	0				OIL	10	6 f/m2 Tutal	332,254 909,754					
<b>Bezidual Land Value</b> Exirting Uze Value		Whole Site 705.632	Per ha NET 1,612,874	Perha GROSS 1.612.874 1,100,000 220,000			Claring tolence	- 0		Logal and Valuation	on.		0				Inf Tariff	×GDV							
Exirting Uro Valuo Uplift	20%	481,250 96,250		1,100,000		RUH CIL MACI	Claring tolonce	. 0	SALES									0.00	×	•					
Plur /ha Benchm	ark Land Yalve	577.500		1,320,000		Chrekonpharing	du qu' nau	1		Agentr Legalr	× ×	3.0% 0.5%	298,498 49,750												
Additional Profit		400 112	t/m2			- CHI	rest			Mirs.	Efunit Z	0.0%	ů	348.248	7.707.043										
Haartmaal Profit		487.112	277						Davelupers F	Profit	×Value	42 50			1,374,051										
										Market Houring Affordable Hourin	sq × Value	17.50% 17.50%			1,374,051 261,254 105,937										
RESIDUAL CASH FL	OW FOR IMTERE	ST Togs 1				Tear 2				Teer 3	2.19898	11200		Taur 4	142.721			Tour 5				Tage 6			
IMCOME UNITS Started Market Howring		Teer 1 Q1	QZ	<b>Q3</b>	Q4 15	Q1 10	65	Q3	Q4	Q1	65	<b>Q</b> 3	64	Teer 4 Q1	65	63	Q4	Tear 5 Q1	Q2	63	£4	Taer 6 Q1	Q2	Q3	Q4
Affordable Rent					, 0			2,243,348 353,306	3,365,022 529,959	2,243,348 353,306	. 0	0	°	0 ;	0	. 0	0 0	0	. 0	0	0		. 0	, 0	0
Sacial Ront Shared Ownership								73,231	109.846	73,231	;			: :			;		: :				;	: 0	, ,
First Hames Grant and Subsidy IHCOME								172,958	259,438	172,958	. 0		: :	: ;			: 0	:	: :					: 0	. 0
EXPENDITURE		•	•	•	•	•	-	2,\$42,\$43	4,264,264	2,\$42,\$43	•	• '	•		•	•	•	•		•	•	•	•	_ •	•
Stamp Duty Earomontrote.		24,782 0																							
Legalr Acquirition Planning Fee		0 10,584 16,170																							
Professional Build Cost - BCIS Base r106/CIL/Tariff		244,505	. 0	244,505 448,646 55,000	1,121,615			448,646			. 0				0			0							. 0
Contingency			332,254	22,432	137,500	192,500 78,513	137,500	55,000 22,432		:	. 0		0	0 2	0		0	8			0				0
Abnormale Financo Foor		0	0	24,432	61,081	85,513	61,081	24,432		۰	0	0	0		0		0	0	۰	0	0	0		0	
Logal and Valuation Agentr		,	. 0	. 0	. 0	. 0		85,285	127,928 21,321	85,285 14,214	. 0	. 0	0		0			. 9						. 0	. 0
Logalı Mire. COSTS BEFORE LAP		296,041	332,254	705	1,376,277		1,376,277	14,214	149,249									, "				ı .			
COSTS BEFORE LAP	Land	705 (33	332,254	795,015	1,374,277	1,924,788	1,376,277	650,010	149,249	77,477	•		•			•	<u> </u>	•		•	•	•	<u> </u>		<u> </u>
Davelupers Return	Interest	149,432	18,781	25,363	40,745	67,315	104,704	132,472	93,841	18,444	0	0		0	0		. 0	0	. 0	0	0	0	. 0	. 0	0
Market Hawring Affordable for Bent																									1,374,051
First Hames	CarkFlou	-1,001,673	-351,035	-820,379	-1,417,022	-1,994,102	-1,480,981	2,060,360	4,021,174	2,724,900															1,374,051 261,254 105,937 -1,741,241
	Opening Balance	·1.001.673	-1.352.709	-2.173.087	-3.590.110	-5.584.212	-7.065.193	-5.004.833	-983.658	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	1.741.241	0
CASH FLOW FOR CI	L ADDITIONAL P	ROFIT																							
IHCOME	Ar Abave	Teer 1				Tear 2				Year 3				Tear 4				Tear 5				Toer 6			
INCOME EXPENDITURE		•	•	•	•	•	•	2,\$42,\$43	4,264,264	2,\$42,\$43	•	•	•	• 7	•	•	•	•	•	•	•	•	•	•	•
Land Stamp Duty Euromontrotc.		577,500 18,375																							
Laromontrota Logalr Acquirition		8,663								L .											, ,	L .			
Logalr Acquirition Planning Foo Profozzional		16,170 244,505		244,505			0 0 142144E	448,646		£ :	. 0													0	- 0
Build Cart - BCIS Bare POTENTIAL CIL Part CIL / 106				448,646	1,121,615 489,112	1,510,202	1,121,015					, ,	,					,		. "					
Contingency			0	22,432 24,432	137,500 56,081 61,081	192,500 78,513 85,513	137,500 56,081 61,081	22,432 24,432	0		0	0					0	0		0	0			0	0
Abnormalr Financo Foor Logal and Valuation		ě	,	24,432	61,081	09,513	61,081	24,432		_ "			*			,	,	. "	,	,					
Agentr Legalr		ž	0	0	0			85,285 14,214	127,928 21,321	85,285 14,214	0	0	0				0	0	0					0	0
Legal Mire. COSTS BEFORE LAN	IN INT AND PR	\$65,212	ě	795,015	1,165,319	1,926,788	1,376,277	19,219	149,249	99,499	ŏ	Ö	ě	i	i	i	,	ŏ	i	i	i	i	i	ŏ	ě
Fur CIL calculation		***,* 11.	•	175,415	1,445,547	1,724,144	1,314,211	***,***	177,247	77,477					•	_		_			_	Ė			
Davelupers Return	Interest		16,223	16,527	31,743	67,315	104,704	132,472	93,841	18,444	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Market Hawring Affardable far Rent																									1,374,051 261,254
First Hames	CarlıFlau	-865,212	-16,223	-811,542	-1,897,132	-1,994,102	-1,480,981	2,060,360	4,021,174	2,724,900				0	0	0	0		0		0			0	105,937
	Opening Balance	0	,	,	4	4	4	2,,	4.2404	2,.23,.00	T .				•			· ·			•	1741241	<del></del>	<del> </del>	44

Site 16	Flat	tr 12																								
IHCOME	Av Sixe m2		×	Humber	Price 1/m2	GD T	GIA		DETELOPMEN	T COSTS							Planning fee Planning app fee	celc dug	rate			Build Cart				1652 O
Market Hawring	Grazz 79.8	Not 72.50	65.00%		4,900	2,770,950			LAND	Land		fenit er m2	Tatel	309,313			No dugr No dugr under 50	12				CO2 Plur	× t/m2		3.00%	48.3
	17.0	12.50	350		4,700	2,110,990	***			Steme Duty			4,966	309,313			No duqraver 50	0	462 138	5,544		Acc & Adpt	× t/m2		0.00%	0.0
Affordable Overall Affordable Rent	67.1 67.1	61.00	22.752	4.2	2,695 2,450	448,798	183			Euromontrota. Logalr/Acquiriti	ın	1.50%	4,640	9,605					Tatel	5,544		Water	t/m2			0.0
Spaid Ront Shared Ownership	67,1	61.00 61.00	0.00½ 3.50½	0	3,430	07,877	20		Faar								Stamp daty of Landpayment	elc - Razidual		309,313		Over Extra 1	t/m2		0.00%	0.0
First Hames	67.1	61.00	8.75×	1	3,430	219,692	70		1	Planning Professional		8.00%	5,544 168,902	174,446				_	Total	4,966		Over Extra 2	₹/m2		0.00× 0.00 0.00×	7m: 1,612.0 48.3 0.0 0.0 4.0 0.0 0.0 0.0 0.0 1,664.47 1664.83
Grant and Subridy	Affordable Rent Social Rent								COMSTRUCTI								Stemp duty of Landpayment	elc - Basiduel		211.200		Small Site	×		0.00%	1 664 47
	Shared Ownership					ě				Build Cart		1,839	1,662,433				Landydyment		Total			Site Cartr	Bare		10.00%	166.4
SITE AREA - Not SITE AREA - Graze	0.160 ha 0.160 ha		75	/ha		3,527,316	994			Contingency		2.50× 5.00×	316,955 41,561 83,122 7,200				Pro CIL x106		€/Unit (all)				bild		0.307.	1,#39.24
	0,160 ha			76-9						Abnormale	î	5.00%	7,200	2,111,271			P72 CIL 2106	2,000	Total	24,000						
Sales per Quarter Unit Build Time	0 3 Quar	terr							FINANCE								Part OIL r 106	16,500	€/ Unit (all)	198,000						
						RUM Rasidual F	IACRO ctrl+r			Feer Interest		9% 7.50%	0				CIL	186	t/m2 Tatal	118,955 3 <b>16,95</b> 5						
Beridual Land Value		Whole Site 309.313	PerhaNET 1,933,299	Perha GROSS 1.933.209			Claring balance -	0		Logal and Valuati	on		0				Inf Tariff	× GDV								
Exirting Ure Value Uplift	20%	176,000 35,200		1,100,000 220,000		RUH CIL MACR	O etrl+l Claring halanca -	0	SALES									0.00%								
Plur éha	ark Land Yalze	211,200		1,320,000		Chrick an pharing d				Agents Legals	×	3.0%	105,819 17,637													
	ALL LAKE VALUE			1.324.444		CHT.	rest			10	ffunit .	0	11,05	123,456	2,724,091											
Additional Profit		232,706	374							rocs.	*	0.02	,	163,456	6.164.97	-										
									Davelupers P	Market Haurina	× Value	17.50%			4#4,916											
										Affordable Houri	ng XValue XValue	17.50× 17.50× 17.50×			4\$4,916 93,918 38,446											
RESIDUAL CASH FL	OW FOR INTEREST	Tear 1				Tear 2				Teer 3				Teer 4 Q1				Tear 5				Tear 6				
IMCOME UNITS Started Market Howing		Q1	Q2	Q3 4	Q4 4	Q1 4	65	63	04		Q2	63	Q4	Q1	65	63	64	<b>Q1</b>	65	<b>Q</b> 3	Q4	Q1	Q2	Q3		Q4
Market Hawring Affardable Rent					,			923,650 149,599	923,650	923,650 149,599	: :			0	0			:				0		. 0		0
Sacial Ront Shared Ownership				:	ě		i	29,292	29,292	29,292		: :	i		Ŏ			Ł i	: !	: !	: :	Ł .				ŏ
First Homes				- 2	, i	,		73,231	73,231	73,231			,		ě			E :							<u> </u>	ě
Grant and Subridy INCOME			•	•	÷	÷	•	1,175,772	1,175,772	1,175,772	•	•	÷		•	* :	*	•	•	•	•	•	•	*	<del></del>	÷
EXPENDITURE Stamp Duty	_	4,966																								
Earomontrota. Logalr Acquiritian Planning Foo		4,966 0 4,640 5,544 84,451																								
Planning Fee Professional		5,544		84,451																						
Build Cart - BCIS Bare 2106/CIL/Tariff		04,451	118,955	184,715	369,430 44,000	554,144 66,000	369,430 44,000	184,715															. 0	. 0	- :	0
Contingency Abnormatr		- :	0	4,618	9,236 20,071	13,854	9,236 20,071	4,618 10,036	: !	Ł :		: :			. 0				: !	: !			. 0	. 0	- :	0
Finance Feer		0		10,036	20,011	30,107	20,071	10,036							v											
Logal and Valuation Agents			0	0	0	0	. 0	35,273	35,273 5,879	35,273 5,879	. 0	. 0	0	0	0	. 0	. 0		. 0		. 0		. 0	_ 0	<u> </u>	0
Logali Mire. COSTS BEFORE LAN		0	0	0	۰	0	0	5,879				0	0	0	0			۰								0
	ID INT AND PRO	99,600	112,955	305,219	442,737	664,105	442,737	262,520	41,152	41,152	•	•	•	•	•	•	•	•	•	•	•	•	<u> </u>	•		•
For Residual Talua	Land Interest	309,313	7,667	10,041	15,964	24,564	37,477	46,481	30,229	9,522	. 0	. 0				. 0			. 0		. 0		. 0	. 0		0
Developers Return Market Howing							-	-																	,	184 916
Affordable for Rent First Homes																										184,916 93,918 88,446 517,280
	Carh Flau Opening Balance	-408,914	-126,622	-315,861	-458,701	-688,670	-480,214	866,771	1,104,391	1,125,099		0	0		0	0					۰	0	0			17,280
	Clarina Balance	-408,914	-535,536	-851,396	-1,310,097	-1,998,766	-2,478,980	-1,612,209	-507.818	617.280	617,280	617.280	617.280	617.280	617.280	617,280	617,280	617,280	617,280	617,280	617.280	617,280	617.280	617.2	80	0
CASH FLOW FOR CI	L ADDITIONAL PROF	EUT .								<b></b>												<b></b> _				
IHCOME	Ar Abavo	Tear 1				Tear 2				Tear 3				Tear 4				Tear 5				Tear 6				
EXPENDITURE		• /	•	• /	•	•	•	1,175,772	1,175,772	1,175,772		•	•	•	•	•	•	· •	•	•	_ •	•		•		•
Land Stamp Duty		211,200 1,224																								
Earomontrotc.		3.168																								
	<b>,</b>	5,544 84,451	0	84,451	:	0	0			:	0	;	0	: ;	0			:	0			:	0	0	- ;	0
Professional Build Cart - BCIS Bare POTENTIAL CIL		0	ŏ P	84,451 184,715	369,430 232,706	554,144	369,430	184,715	7 0	i	7 0	7 6	i	ŏ	ě	7 0	r i	i	, ,	, ,	·	i	7 0	, ,	-	ó
Part CIL r 106			0 5	22,000	44,000	66,000	44,000 9,236	22,000 4,618			, ,					- :			0	. 0			7 0		-	0
Contingency Abnormatr	E		,	4,618 10,036	9,236 20,071	13,854 30,107	20,071	10,036		1			· i	, , ,	ŏ	. ;		1 8		- 1		1	, ;		•	ő
Finance Feer Legal and Valuation	-	0								L							1	L .				L .	1			
Agentr	-	:	:	0	:	0		35,273 5,879	35,273 5,879	35,273 5,879	- 1		0	: :	0	. 0	- :			1		1	0		- 7	0
Mire. COSTS BEFORE LAN	HD INT AND PRC 3	305,527	•	305,219	675,443	664,105	442,737	262,520	41,152	41,152			•		•	* :		:							<del>-</del> ;-	•
For CIL calculation											_						_					_				
Davelapers Return	Interest	,	5,730	5,837	11,681	24,564	37,477	46,481	30,229	9,522	0	0			0	. 0			0				0	0	-	0
Market Hawing Affardable far Rent																		1								184,916
Affordable for Kent First Homes										L								L				<u> </u>	<u>.                                    </u>			184,916 93,918 88,446 517,280
	Carh Flou Opening Balance	-305,587 0	-5,730	-311,656	-687,124	-688,670	-480,214	866,771	1,104,391	1,125,099	-		. 0	•		L °	-	<u> </u>		-		L .		-		11,280
	Clarina Balanca	-305.587	-311,317	-622,973	-1,310,097	-1,998,766	-2,478,980	-1,612,209	-507,818	617,280	617,280	617,280	617,280	617,280	617,280	617,280	617,280	617,280	617,280	617.280	617.280	617.280	647 240	617.2	20	-

Site 17		Small GF -9																							
INCOME	Av Sixe		z	Humber	Price 4/m2	6D	, els	1	DETELOPMENT	COSTS							Planning foo	elc				Build Cart			/m: 1,520.2 45.6 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1,549.55 157.0 1,724.52
	Grazz	Nat		9	ffm2			È	LAMD			funit or m2	Tetal				Planning app foo Na dwgr	due	r rati			002 Plur		3.00%	1,520.2
1arket Hawring	109.8	109.78	100.00%	,	5,000	4,940,00	98			Land Stamp Duty			51,645	1,242,905			Na dugrander 50 Na dugraver 50		9 46;	2 4,158		Acc & Adpt	£łm2	0.00%	0.0
Affordable Overall	109.8		0%	0						Earomontrote. Logalr/Acquiritie			0	70,289			na augraoar so		Tatal				1/m2 1/m2	0.002.	4.03
Affordable Rent Social Rent	109.8	109.78 109.78	0.00%	Ÿ	2,750 2,500 3,500		ŏ	3		Le quir res quiriti	in.	1.50>	18,644	10,209			Stamp duty co	de - Residual				Water Over Extra 1	× £/m2	0.00%	0.00
Shared Ounership First Hames	109.8 109.8	109.78 109.78	0.00%	0	3,500		0	9	Feer	Planning			4,158				Landpayment		Tatel	1,242,905		Over Extra 2		0.00%	, 0.00 0.00
Grant and Subridy	Affordable Rent						0			Professional		8.00>	167,927	172,085			Stamp duty co	de - Rezidual				Small Site	t/m2	0.00	0,00
	Social Rent Shared Ownership				0		0		COMSTRUCTIO	H Build Cart		1,721	1,707,775				Landpayment		Tatel	157,500		Site Curtr	Bare	10.00%	1,569.95
SITE AREA - Not	0.300		30	/ha		4,940,00	981			z106 / CIL / IT Contingency		2.50>	332.713						12.0			310 020	BNG	0.10%	1,57
SITE AREA - Grazz	0.300	ha ha	30	/ha		4,740,00	74.			Abnormale	×	0.00>					Pro CIL 2106	2,00	0 £/Unit(all)						1,124.92
Sales per Quarter	0										•		15,900	2,099,082					Total	11,000					
Unit Build Time	3	Quarters							FINANCE	Foor		0>					Part CIL x 106 CIL	16,50	0	) 148,500 184,213					
		Whale Site	PerhaNET 4,143,016	Perha GROSS		RUH Residual	HACRO ctrl+r	. 0		Interest Legal and Valuati		7.50>							Tatal	184,213 332,713					
<b>Beridual Land Valu</b> Exirting Uro Value Uplift		1.242.905	4.143.016	Perha GROSS 4.143.016 25,000		RUH CIL HAC			1								Inf Tariff	×GDV 0.00	,						
Uplift Plants	6×.	150.000		E00.000			Charing balance	- 0	SALES	Agentr		3.0>	440 200							-					
Beachm	ark Land Yalue	157,500		525.000	1 1	Chrickenpharing	dugram	1		Logale	ž	0.5>	148,200 24,700												
			t/m2			-	rrest			Mire.	tfunit %	0.02	ů	172,900	3.757.260										
Additional Profit		1.410.457	1.42\$						Davelupers Pr	efit															
										Market Hawing Affordable Howi	× Value sq × Value	17.50> 17.50>			#64,5 <b>00</b>										
RESIDUAL CASH FL	LOW FOR IMTERE	ST								First Hames	Z.Value	17.50>			•										
		Teer 1 Q1	02	Q3	04	Year 2 Q1	65	<b>Q3</b>	04	Teer 3 Q1	Q2	<b>Q</b> 3	24	Teer 4 Q1	65	<b>Q</b> 3	24	Teer 5 Q1	QZ	Q3	04	Yaar 6 Q1	Q2	<b>Q</b> 3	04
INCOME UNITS Started Market Howing				3	3 0	3	, ,	1,646,667	1,646,667	1,646,667	, ,	,					, ,		,	, ,	0			, ,	
Affordable Rent Social Rent					. 0	:		. 0	. 0									:		: :		:			, ,
Shared Ounership																	: :	1				<b>t</b> .			
First Homes Grant and Subsidy					Š	i	, i	, i	1,646,667	<u> </u>			i	i	i	,					Ö	E i	, i	, i	Ö
Grant and Subridy INCOME EXPENDITURE		•		•	•	•	•	1,646,667	1,646,667	1,646,667	•	•	•	•	•	•	•	•	•		_ •	<u> </u>	<u> </u>	•	
Stamp Duty Earomontrots.		51,645 0																							
Logalr Acquirition Planning Foo		18,644 4,158 83,963																							
Professional Build Cost - BCIS Base		83,963		83,963 189,753	7 379,506 7 33,000	569.258	379,506	189,753					r 0						. 0					0	0
z106/CIL/Tariff Contingency			184,213	189,753 16,500	33,000	49,500 14,231	379,506 33,000 9,488	16,500	. 0	,		7 0	0							0			. 0	. 0	0
Abnormale				4,744 1,767	9,488 3,533	5,300	3,533	4,744 1,767	r 0	ò	, ,	, ,	r i	ė i	i	, ,		i	, ,		, i	r i	· 0	, ,	, ė
Financo Foor Logal and Valuation		, i			_			_										L .							
Agentr Legalr		:		ů	;	;	, ;	49,400 8,233	49,400 8,233	49,400 8,233	, ;		, ;				,			;	, ;	F :	;	, ,	, ;
Mire. COSTS BEFORE LAI	ND INT AND PRO	158,410	1\$4,213	296,727	425,526	638,290	425,526	270,397	57,633	57,633				•											
For Residual Value	Land																								
Davelupers Return	Interest		26,275	30,221	36,352	45,012	57,824	66,886	42,336	13,335			0	0				۰			0	0		0	
Market Hawing Affardable far Rent																								-	864,500 0
First Hames	CarlıFleu	-1,401,315	-210,487	-326,948	-461,878	-683,301	-483 350	1,309,384	1,546,698	1,575,698			0												0 -864,500
	Opening Balance	1 401 315		-1 932 750		-3.083.430	-3 567 280	-2 257 896	-711 192	264 500	264 500	864 500	864 500	864 500	864 500	864 500	864,500	264 500	864 500	864 500	864 500	864 500	864 500	264 500	0
		1137.112.12							11,117	*****	*****	*****	*****	*****	*****		*****	*****		*****	******		******	******	
CASH FLOW FOR CI	L ADDITIONAL P	ROFIT Tear 1				Year 2				Tear 3				Tear 4				Tear 5				Year 6			
INCOME	Ar Abavo							1,646,667	1,646,667	1,646,667															
INCOME EXPENDITURE		157,500	•	•	•			1,646,667	1,646,667	1,646,667		•	_	•	•		•	•	•	•	•			•	_ •
Land Stamp Duty		157,500																							
Earomontrotc. Logalr Acquirition Planning Foo		2,363 4,158																							
Professional		4,158 83,963	0	0 83,963	0	0	0	0	0		0	0	0						0	0	0		0	0	
Build Cart - BCIS Baro POTENTIAL CIL		0	0	189,753	379,506 1,410,457	569,258	379,506	189,753		•	0	0		•									0	0	0
Part CIL r 106		0	0	16,500	33,000	49,500 14,231 5,300	33,000 9,488 3,533	16,500 4.744		0	0	0	0	0	0	0	•	0	0	0	0	0	0	0	0
Cantingoncy Abnormals Financo Foos		i	ò	4,744 1,767	9,488 3,533	5,300	3,533	4,744 1,767	ò	i	i	Ö	ò	i	i	i	ò	i	ò	ò	i		i	ò	ò
Logal and Valuation		,								49,400															
Agentr Legalr			0	0	Ö	Ö	0	49,400 8,233	49,400 8,233	49,400 8,233	Ö			0		- 1					0	0	0	0	Ö
Mire. COSTS BEFORE LAI	ND INT AND PRO	241,134	÷	296,727	1,#35,9#3	638,290	425,526	270,397	57,633	57,633	•	·	•	•	•	•	•	•	•	•	•	•	•	÷	•
For CIL calculation																									
Developers Return	Interest		4,653	4,740	10,392	45,012	57,824	66,886	42,336	13,335	0	0		0							0		0	0	
Market Hawing Affardable far Bent																									864,500 0
First Hames	CarhFlou	-248,134	-4,653	-301,466	-1,846,376	-683,301	-483,350	1,309,384	1,546,698	1,575,698											0	0	0		0 -864,500
	Opening Balance	-248 134	-252 786	-554.253	-2 400 622	-2.002.424	-3 567 200	-2 257 844	-711 192	864 50^	264 500	264 500	864 500	264 500	264 500	864 500	864 500	864 S00	864 500	864 500	864 500	264 500	264 50^	864 500	
	Olbring Delance	*640.138	.626-100	1229.623	-2.400.528	-3.003.730	-3.25 (.280	*C.62 (.67b	1 111,176	0.04.200	054,200	054,500	054,500	054,500	054,500	054,500	. 054.500	054.200	. 054,500	. 054,500	054,200	1 054,500	054,500	1 054,500	

Site 18		Smell GF - 4																							
IHCOME	Av Siza	m2	z	Humber	Price 4/m2	6D¶	GIA	9	DETELOPMEN	IT COSTS							Pleaning fee c	alc				Build Cart			/m 1,557,4 46.7; 0.0; 0.0; 0.0; 0.0; 0.0; 0.0; 1,608.24
	Grazz 116.5	Net		•			-2	1	LAND			fenit er m2	Tatel				Planning app foo Na dwyr	duq	4			CO2 Plur	×	3.00%	1,557.4
Market Hawring	116.5	116.50	100.00%	4	5,000	2,330,000	46	9		Land Stamp Duty			18,225	574,494			No dwyr under 50 No dwyr over 50		4 46; 0 13:	2 1,848		Acc & Adpt	t/m2	0.00%	0.0
Affordable Overall Affordable Rent	116.5	116.50	0000 00000	0	2,750			1		Earomontrota. Logalroscquiritis		1.50%	0	26,842					Tatal	1,848		Water	6/m2 6/m2		4.00
Spcial Rent	116.5 116.5	116.50 116.50	0.00% 200.0	ě	2,500			3	1.	Loquo mequoni	"	1.50%	0,011	20,042			Stamp duty ca	lc - Rosidual		574.494		Over Extra 1	2/m2	0.00%	0.0
Shared Ounership First Hames	116.5 116.5	116.50 116.50	0.00%		3,500			3	Faar	Planning			1,848				Landpayment		Tutal			Over Extra 2	20	0.00%	P 0.0
Grant and Subridy	Affordable Rent Social Rent								1	Professional		8.00%	80,644	82,492			Stamp duty ca	lc - Rosidual				Small Site	t/m2	00.0 000.0	0.0
	Secial Rent Shared Ounership								COMSTRUCT	OH Build Cart		1,771	825,136				Landpayment		Tatel	70,000		Site Cartr	Baro	10.00%	1,608.24
					,					2106 / CIL / IT												JICE CENT	Bare BNG	0.10%	1,770.68
SITE AREA - Not SITE AREA - Grave	0.133 0.133	ha ha	30 30	fha fha		2,330,000	466	1		Contingency Abnormals	×	2.50% 0.00%	20,628				Pro CIL x 106	2,00	0 f/Unit (all)						1,770.63
Sales per Quarter	0										4		9,400	1,008,050					Tatal	2,000					
Unit Build Time	3	Quarters							FIMANCE	Foor		9%					Part CIL r106	16,50 18	0	) 66,000 86,886					
						RUM Residual I	IACRO ctrl+r			Interest		7.50%					OIL.	- 10	Tutal	152,116					
<b>Bezidual Land Yalu</b> Exirting Use Value		Whole Site 574,494	PerhaNET 4,308,707	Parka GROSS 4.301.707			Claring Falance	- 0		Logal and Valuati	ın						Inf Tariff	×GD∀							
Exirting Uro Value Uplift	θz	3,333		25,000		RUH CIL HACR	O etrl+l Claring halance	. 0	SALES									0.00		•					
Plurtha	500,000 ark Land Yalue	70,000		500,000 525,000						Agentr	и	3.0%	69,900 11,650												
Banchi	ark Land Yalus	70.000		525.000		Chrick an pharing d	rest			Logale	f/unit	0.5%	11,650												
Additional Profit		650.852	1,397							Mirc.	Z	0.02		81,550	1.773.42#										
									Davelupers P	rmfit Market Hauring	× Value	17.50%			407,750										
									1	Affordable Howi	va Z Value	17.50× 17.50×													
RESIDUAL CASH FL	OW FOR INTERE	ST									r. raive	17,592			-										
INCOME		Tear 1 Q1	Q2	63	Q4	Tear 2 Q1	Q2	<b>Q</b> 3	Q4	Tear 3 Q1	QZ	<b>Q</b> 3	Q4	Tear 4 Q1	Q2	<b>Q</b> 3	84	Teer 5	65	63	64	Taar 6 Q1	QZ	63	04
IMCOME UNITS Started Market Houring Affordable Rent Social Rent				1 ,	2	1	,	582,500	1,165,000	582,500	,	, ,		0		, _	, ,			, ,				, ,	,
Affordable Rent					0			. 0	. 0					0	Ó									. 0	
					ï	Ł i				Ł i		2 1	· 6	ŏ	ř	ŏ		ž š	2						Š
First Homes Grant and Subsidy					. ;	F :	;	;			;	;	; ; ;	÷	÷	÷	, ,	:	;				;	, ,	, ,
Grant and Subridy INCOME EXPENDITURE		•	•	•	•	•	•	5#2,500	1,165,000	5#2,500	<i>,</i> .	<i>'</i> •	• •	•	•	•	•	•	•	• '	•	<u>,</u>	, .	, ,	•
Stame Duty		18,225																							
Earomontrotc. Logalr Acquirition Planning Foo		0 8,617																							
Planning Fee Professional		1,848 40,322		40.322																					
Professional Build Cast - BCIS Bare s106/CIL/Tariff			86,886	40,322 68,761 5,500 1,719 783	206,284	275,045	206,284 16,500 5,157	68,761 5,500 1,719						0											
Contingency			0	1,719	5,157	6,876 3,133	5,157 2,350	1,719			: !	: !	: ! :	0	Ö					: ! :				. 0	
Abnormale Finance Feer			· ·	183	2,350	3,133	2,350	183						v ·	v			ų.						, ,	
Logal and Valuation Agents		0					, ,	17,475	34,950	17,475 2,913				0			. 0							. 0	. 0
Logale		ò	ó		ò			17,475 2,913	34,950 5,825	2,913				ó	Ó	ò		i			ė	0	. 0		
Finance Food Logal and Valuation Agents Logals Mirc. COSTS BEFORE LAP	HD INT AND PRO	69,012	16,116	117,086	230,291	307,055	230,291	97,151	40,775	20,3##		, ,		•	•	•		•			•		, ,		•
For Residual Value	Land	574,494																							
Davelupers Return	Interest		12,066	13,921	16,377	21,002	27,154	31,981	23,480	2,841				0	0	٥	0	0			0	0	. 0		
Market Houring Affordable for Bent																									407,750
First Hames		-643,506	-48 451	-131,007		-328.057		453,368	1,100,745	559,271															-407,750
	Carh Flau Opening Balance	-643,506 0	-98,951	-131,007	-246,668		-257,445	453,368				,	ı ı	v	v		•							,	-407,750
	Clarina Balance	-643,506	-742,458	-873,465	-1.120.133	-1.448.190	-1,705,635	-1,252,266	-151,521	407,750	407,750	407.750	407.750	407,750	407,750	407.750	407.750	407,750	407,750	407.750	407,750	407,750	407,750	407,750	۰
CASH FLOW FOR CI		ROFIT				Tear 2				Teer 3		_	_	Year 4				Year 5				Toer 6			
INCOME	Ar Abave							F FAX F4:								, ,					, .	,			
INCOME EXPENDITURE Land Stamp Duty	í		-	• 1	_ •	•	•	5+2,540	1,165,000	5#2,500	•	•		•	•	•	•	•	•	•	•	<u> </u>	•	•	•
Land Stamp Duty		70,000																							
Earementretc. Legalr Acquirition Planning Fee		1,050																							
Planning Foo		1,848		0 7	. 0		0	0		:	0	0		0			0		0				0	0	0
Prefezzienel Build Cart - BCIS Bare POTENTIAL CIL		40,322	ŏ	40,322 68,761	206,284 650,852	275,045	206,284	68,761					ŏ	ő	Ÿ	Ÿ	,	,			- :		, ,	,	,
Part CIL r 106		0	0	5,500	16,500	22,000	16,500	5,500	0				0	,	0	0	0	0		0		0	0	0	
Cantingoncy Abnormals Financo Foor		0	0	1,719 783	5,157 2,350	22,000 6,876 3,133	5,157 2,350	5,500 1,719 783				0	0	0	0	0	0	0	0			0	0	0	0
Finance Feer		ě		100	2,000	2,122		100		1 .			ı ı	*	·	*	, ,		·		*	1 · *		·	·
Logal and Valuation Agentr Logalr		0		0	0			17,475 2,913	34,950 5,825	17,475 2,913				0	0	0	0								0
Logale Mire.		0	0	0	0	0	0			0	0	0	0	0	0	0	0		0		0		0	0	0
Mire. COSTS BEFORE LAN	HD INT AND PRO	113,220	•	117,086	##1,143	307,055	230,291	97,151	40,775	20,388	•	•	•	•	•	•		•		•	•	•		•	•
Fur CIL calculation																									
Davelupers Return	Interest		2,123	2,163	4,399	21,002	27,154	31,981	23,480	2,841			0	0	0	0	0								٠
Market Houring Affordable for Bent																									407,750
																									ŏ
First Hames	0.15																								
First Hames	Carh Flau Oponing Balanco	-113,220 0	-2,123	-119,248	-885,542	-328,057	-257,445	453,368	1,100,745	559,271		•	۰	0	0	•	•			•	•			0	-407,750

Site 19		Green Plat							_																
IHCOME	Av Siza	m2	z	Humber	Price 1/m2	GD	GI	Ā	DEVELOPMENT	TCOSTS							Planning fee	eale				Build Cart			/m. 1,647.0 0002 49.4 0.0 0002 0.0 0002 0.0 0002 0.0 0002 0.0 0002 0.0 0002 0.0 0002 0.0 170.0 1,700.5 1,700.5 1,710.2 1,712.27
	Grazz	Not		1			-	2	LAND			funit or m2	Tutal				No dugr	duq	1			CO2 Plur	×	3	1,647.0 .00× 49.4
Market Howring	Grazz 140.0	140.00	100.00%	1	5,000	700,00	0 1	40		Land Characteristics			343	167,340			Na dugrander 50 Na dugraver 50		1 4	62 462 38 0		Acc & Adpt	£/m2		0.0
Affordable Overall			0%							Stamp Duty Euromontrote.			341				118 41147 8027 90		Tute				t/m2		4.0
Affordable Rent Social Rent	140.0 140.0	140.00	0.00% 0.00%		2,750 2,500		0	3	+	Logalr/Acquiriti	an .	1.50%	2,510	2,857			Stamp duty co	de - Besidaal		_		Water Over Extra 1	£/m2		0.0
Social Rent Shared Ownership First Homes	140.0 140.0	140,00	0.00%	0	2,500 3,500		0	g	Feer	Planning			462				Landpayment		Tate	167,340			t/m2		0.0
		140.00	0.002				•	1		Professional		8.00%	25,230	25,692					1864	347		Over Extra 2	t/m2		0.00
Grant and Subridy	Affordable Rent Social Rent						0		COMSTRUCTIO								Stemp duty co	de - Residual		17,500		Small Site	×		0.0
	Shared Ounership				ě		o .		0011511100111	Build Cart		1,872	262,118				Eanay ay man.		Tute			Site Cartr	Bare	10	.00× 170.0
SITE AREA - Not	0.033	ha	30	the		700,000	14	•	1	z106 / CIL / IT Cantingoncy		2.50%	42,603 6,553										BNG	- '	.10% 1.7
SITE AREA - Graze	0.033	ha	30	the						Abnormale	×	0.00%	4,100				Pro OILz106	2,00	0 Ef Unit (all) Total	2,000					
Sales per Quarter	0										•		4,100	213,314											
Unit Build Time	3	Quarters							FINANCE	Foor		0%	0				Part CIL r 106 CIL	16,50	0	26.103					
		MI -1 - 674 -	D L. MET	DICDOCC		RUM Residual	MACRO etrior Claring belonce			Interest Legal and Valuati		7.50%							Tute	1 42,603					
Recidual Land Value Exirting Ure Value		167,340	5.020.209	Perha GROSS 5.020.209 25,000						Logal and valuati	on.						Inf Tariff	× GDV							
Existing Use Value Uplift	02	833				RUH CIL MACI	RO etri+i Claring kalanca	. 0	SALES								_	0.00							
Pluréha	500,000 ark Land Yalue	16,667		500,000 525,000						Agentr	×	3.0× 0.5×	21,000 3,500												
DARCE	ark Land Value	17.500		525.000		Chreken pharing	TI + ST			Logalr	Éfunit	0.5%	3,500												
Additional Profit		188.262	1/m2							Mirc.	Z	0.02		24,500	535,763										
									Davelupers Pr	afit		17.50×			122,500										
									1	Market Houring Affordable Houri	z Value ng z Value	17.50%			122,500										
RESIDUAL CASH F	LOW FOR INTERF	ST								First Hames	× Value	17.50%			•										
	- I VI III IERE	Tear 1				Tear 2 Q1	02	03	04	Tear 3 Q1		93	84	Tear 4 Q1	92	02	04	Tear 5 Q1	62	93		Tear 6	02	- 0.5	
INCOME UNITS Started Market Houring Affordable Rent		Q1	QZ	Q3 1	Q4		QZ		Q4	Q1	QZ	Q3	Q4	Q1	QZ	Q3	Q4	Q1	QZ	63	Q4	<u> </u>	QZ	Q3	Q4
Market Houring					0	:		700,000		0				٠٠	0							:			
SpeiglBent						2 0			. 0	E .	5 0	. 0	0	0	0	. 0		Ł š			0		. 0		
Shared Ounership First Hames					,	:	;	;	;	:	;	, ,					;			;		:		:	;
Grant and Subridy INCOME EXPENDITURE								700,000		2	-														
EXPENDITURE	i i	•	•	•	•	•		100,000	•	ĺ	•	•	•		•	•		•	•	•	•		•	•	•
Stamp Duty Earomontrote.		347 0																							
Legale Acquirition		2,510 462																							
Planning Fee Professional		12,615		12,615																					
Build Cart - BCIS Bare			26,103	87,373 5,500 2,184 1,367	87,373 5 500	E 500						. 0		0		0	0			. 0					
r106/CIL/Tariff Cantingoncy Abnormals				2,184	5,500 2,184 1,367	2,184 1,367					. 0				0									. 0	. 0
Finance Feez			, ,	1,367	1,367	1,567				, ,							, ,				. 0				, ,
		:						21 000																	
Logale		ř	ř		ř	i		21,000 3,500	, ,	ř	, ,		·	·	ř	, ,	ř	ř	ř	7 1	, ,	i	ř	·	ř
Agentr Legalr Mira. COSTS BEFORE LA	ND INT AND PRO	15,934	26,103	109,039	96,424	96,424		24,500									, ,								
For Residual Talua		167.340																							
	Interest		3,436	3,990	6,110	8,032	9,991	10,178	0	0	. 0	. 0	0	0	0	. 0	0	0	0	r 0	0		0	. 0	0
Developers Return Market Howing Affordable for Rent																									122,500
Affordable for Bent First Homes																									
7.05 (7.00	Carl Flou	-183,274	-29,539	-113,029	-102,533	-104,456	-9,991	665,322	0			0	0	0	0	0	0	0	0		0	0	0	0	-122,500
	Opening Balance Claring Balance	-183,274	-212,814	-325.842	-428,376	-532,831	-542,022	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	0
CASH FLOW FOR C	II ADDITIONAL P	ROFIT			•																				
		Tear 1				Teer 2				Year 3				Tour 4				Year 5				Tour 6			
INCOME INCOME EXPENDITURE	Ar Abave	•						700,000					•		•			•							
EXPENDITURE		17,500																		_					
Land Stamp Duty		,500								1								1							
Earomontrotc. Logals Acquisition Planning Foo		0 263																							
Planning Fee Professional		462 12,615	0	12,615		:		0	0	:	0	0	0		0		0		0			:	0	0	0
Professional Build Cart - BCIS Base POTENTIAL CIL		12,019	ř	F 27 373 F	87,373	87,373		, ,	, o	1 1		· ö		, i	·		, ,		, ,	, ,			, š	, ,	r ö
Part CIL r 106		0		5,500	188,262 5,500	5,500	, ,					F 0				r 0	, ,		P 0	F 0	, ,		, ,		
Contingency				2,184	2,184	2,184																			
Abnormale Finance Feer		:		1,367	1,367	1,367	. 0														. 0				
Logal and Valuation Agents			. 0					21 000									. 0							. 0	
Logalr		i	ž š	ŏ	Ĭ	Ł i		21,000 3,500	2 0	Ł š		Ö	ě	ě	ě		2 6	Ł				Ł i			ě
Mire. COSTS BEFORE LA	ND INT AND PRO	30,\$39	•	109,039	214,616	96,424	-	24,500	•	•	· :	•	•	•	•	•	•	•	•	•	•	•	•	7 0	· •
Fur CIL calculation			_							_	_						_						_		
			578	589	2,645	8,032	9,991	10,178	0			. 0			0	. 0	. 0							. 0	. 0
Davelapers Return Market Housing																									122,500
Dovolupors Roturn Markot Hawing Affordable for Rent First Homes										1								1				1			
First Hames	Carh Flour Opening Balance	-30,839	-578	-109,628	-287,330	-104,456	-9,991	665,322	0			0	0	0	0	0					0				-122,500
	Opening Balance	-20.029	-21.410	-141 045	-420 376	-532 634	-542 022	122 500	122 500	122 500	122 500	122 500	122 500	122 500	122 500	122 50^	122 500	122 500	122 500	122 500	122 500	122 500	122 500	122 500	

Site 20		Smell Braus -	,						1																
IHCOME	Av Sixe		×	Humber	Price 1/m2	6D	y GIA	1	DETELOPMEN	IT COSTS							Planning fee	celc				Build Cart			/m2
				•	€/ <b>=</b> 2		4 =		LAND			funit or m2	Tatel				Planning app for Na duar	dugr	rate			CO2 Plur	×	3.00	1,451.15 × 43.53
Market Houring	Grazz 83.6	81.78	100.00%	9	4,900	3,606,40	00 75	ä		Land			28,709	784,170			Na du grunder 50	9	462	4,158		Acc@Adpt	£łm2	0.00	0.00
Affordable Overall			0%						1	Stamp Duty Euromentrate.			0				Na dugraver 50		Tutal			нескнаре	t/m2	0.00	4.03
Affordable Rent Social Rent Shared Ounership	83.6 83.6				2,695 2,450 3,430		ő	3		Legal /Acquiritio	•	1.50×	11,763	40,471			Stamp duty co	elc - Rosidual				Over Extra 1	1/m2 × 1/m2	0.00	× 0.00
Shared Ownership First Hames	83.6 83.6	81,78 81,78	0.00% 0.00%		3,430		0	3	Feer	Planning			4,150				Landpayment		Tutal	784,170 28,709		Over Extra 2		0.00	× 0.00
Grant and Subridy	Affordable Rent						0		1	Professional		8.00×	133,127	137,285			Stamp duty co	elc - Baridaal				Small Site	£/m2	0.0	0.00
	Social Rent Shared Ounership				0		0		COMSTRUCT	Build Cart		1,656	1 245 427				Landpayment		Tutal	292,512 4,126		Site Cartr	Baro		1,498.79
SITE AREA - Not	0.200			the		3,606,40	752		1	z106 / CIL / IT Contingency			1,245,437 288,710 62,272 62,272							4,160		SKF OEG	BNG	10.00:	/#25   1,451.55   1,451.55   1,451.55   1,451.55   1,451.55   1,4556.17   1,45
SITE AREA - Grazz	0.200	ha ha	45	rha /ha		3,606,40	154	1		Abnormale	×	5.00× 5.00×	62,272				Pro CILz106	2,000	€/Unit (all)						1,696.17
Sales per Quarter	0										•		5,400	1,664,092					Total	12,000					
Unit Build Time		Quarters							FINANCE	Foor		0% 7.50%	0				Part CIL r 106 CIL	16,500 186	t/m2						
		Whole Site	PerhaNET	Per Na GROSS 3.538.674		RUM Razidual	MACRO etrior	. 0		Interest Legal and Valuation		7.50%							Tutal	2##,710					
<b>Bezidual Land Value</b> Exirting Uro Value		784.170 243.760	3.920.851	3.538.674		RUH CIL MAC			1								Inf Tariff	× GDV							
Uplift Div. 41	20%	48,752		1,100,000 220,000			Claring tolones	- 0	SALES	Aqontr	Na.	2.00	108,192												
Beachm	ark Land Talue	292.512		1.320.000		Chrckenpharing	dugram	1	1	Logale	×.	3.0× 0.5×	18,032												
		644 143	6/m2				rrect			Mirc.	zrunit Z	0.0%	0	126,224	2.752.242										
Additional Profit		699,143	930						Davelupers P	rafit															
										Market Howing Affordable Howin	×Value q×Value	17.50× 17.50× 17.50×			631,120										
RESIDUAL CASH FL	OW FOR INTERE	EST							<b>L</b>	First Hames	×Value	17.50%													
		Tear 1 Q1	QZ	<b>Q3</b>	94	Tear 2 Q1	QZ	Q3	Q4	Teer 3 Q1	QZ	63	Q4	Teer 4	QZ	Q3	84	Year 5 Q1	Q2	63	04	Taur 6	QZ	63	04
IHCOME UNITS Started Market Howing				- <del>-</del>	3	3	7 0	1,202,133	1,202,133	1,202,133	, ,	7 0 7	0	0		, ,	, 0						7	7 0	- 0
Affordable Rent					, i			0	1,202,133	1,202,133								Ł š							
Affardable Rent Sacial Rent Shared Ounership					,	,				E :	- :				ï	- 1		E :				:			
First Hamos Grant and Subsidy					: :					F :	;		:								:	:		;	: 0
INCOME EXPENDITURE		•	• '	•	•	•	•	1,202,133	1,202,133	1,202,133	•	•	•	•	•	•	•	•	•	•	•	•	<del>-</del>	, ,	•
Stamp Duty Euromontrots		28,709																							
Logalr Acquirition		11,763 4,158 66,564																							
Planning Foo Profozzional		4,158 66,564		66,564																					
Build Cart - BCIS Baro -106/CIL/Tariff			140,210 0	66,564 138,382 16,500 6,919 7,519	276,764 33,000 13,838 15,038	415,146 49,500 20,757 22,557	276,764 33,000 13,838 19,038	138,382 16,500 6,919		:			0				•	:		7 0		:		. 0	0
Dantingoncy Abnormals				6,919 7,519	13,838	20,757	13,838	6,919 7,519	. 0									:				:	: :		. 0
Financo Foor Logal and Valuation			·	1,517	15,050	EL, PP	10,000	1,517		,			*				, i	, i	·	, i	•			, i	, i
Agentr Legalr		E :	9	0	0			36,064 6,011	36,064 6,011	36,064 6,011	. 9		0	9	0					9	0				. 0
Legalr Mirc. COSTS BEFORE LAN		į °	Ů	225 ++4	۰						,		۰					[ "	۰			· ·			į ,
			140,210	235,##4	331,640	507,960	338,640	211,395	42,075	42,075	•	•	•	•		•	•	•	•	•	•	•	<del></del>	•	•
For Residual Value	Land Interest	784,170	16,788	19,732	24.525	31,334	41,446	48,572	30,907	9,735					0										
Davelupers Return																									631,120
Market Hawring Affordable for Rent First Homes																									. 0
	CarhFleu	-895,363	-156,998	-255,616	-363,165	-539,294	-380,086	942,166	1,129,192	1,150,324			0	0	0	0	0	0	0	0	0	0	0	0	-631,120
	Opening Balance Clarina Balance	-895,363	-1.052.361	-1,307,977	-1.671.142	-2,210,436	-2.590.522	-1.648,356	-519.204	631,120	631,120	631,120	631,120	631.120	631,120	631,120	631,120	631,120	631,120	631,120	631,120	631,120	631,120	631,120	
CASH FLOW FOR CIL	L ADDITIONAL P	PROFIT																							
IHCOHE	Ar Abava	Tear 1				Teer 2				Tear 3				Teer 4				Year 5				To ar 6			
IHCOME		•	•	•	•	•	<u> </u>	1,202,133	1,202,133	1,202,133	•	•	•	•	•	•	•	•	•	•	•	•	<del>-</del>	•	•
EXPENDITURE		292,512																							
Land Stamp Duty		292,512 4,126																							
Euromontrotc. Logalr Acquirition		4,388			, ,					L .								L .			, ,				
Planning Fee Professional Build Court - BCIS Bore		4,388 4,158 66,564		0 66,564 138,382						E :	0							E :	. 0		0			8	- 0
POTENTIAL CIL		,	. ,	138,382	276,764 699,143	415,146	276,764	138,382	7 0		, ,	, ,				, ,	, ,	,		, ,					, ,
Part CIL r 106		:	,	16,500 6,919	33,000 13,838 15,038	49,500 20,757 22,557	33,000 13,838 15,038	16,500 6,919	0	:	0		0	: ;	0	,		:		, ,			, ,	0	0
Dantingency Abnormalr Finance Feer		į	ŏ	6,919 7,519	15,038	22,557	15,038	7,519	0	i	ŏ	, i	ě		ő	0	ŏ	ŏ	Ö		, i	i	0	ŏ	ř
Logal and Valuation		ž š			, ,													L .							
Aqontr Logalr								36,064 6,011	36,064 6,011	36,064 6,011	0					. 0		Ł :			0				
fire.		371,747	: ;	235,##4	1,037,783	507,960	331,640	211,395	42,075	42,075	0		•		•	. 0	•	:		: ;	•		* *	•	•
COSTS BEFORE LAN	ID INT AND PRO																								
Mirc. COSTS BEFORE LAM Fur CIL calculation	ID INT AND PRO	311,141																							
For CIL calculation	ID INT AND PRO	311,141	6,970	7,101	11,657	31,334	41,446	48,572	30,907	9,735		, ,			0	0	. 0			, ,			0	0	. 0
For CIL calculation Davalopers Return		311,141	6,970	7,101	11,657	31,334	41,446	48,572	30,907	9,735	0		0	0	0		. 0	0	0	, ,	0		0	0	631,120
For CIL calculation Davalopers Return	Interest						1,,110		24,741		0		0	•	0	0	0	0		•	•	٠	0	0	631,120
Fur CIL calculation Davaloparz Raturn					11,657	31,334 -539,294	41,446 -380,086	48,572 942,166	30,907	9,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Site 21		Smell Brown - 0							_																
INCOME	Av Size	m2	×	Humber	Price 1/m2	6DT	614	9	DEVELOPMEN	T COSTS							Planning fee c	elc dua				Build Cart			/mi 1,402,01 42,01 0,01 0,01 0,01 0,01 0,01 0,01 0,01
	Grazz	Not					_	1	LAND			funit or m2	Tatel				Planning app foo No dwgr	duq	6			CO2 Plur	×	3.00%	1,402.04
Market Hawring	Gra <i>rr</i> 81.7	81.67	100.00%	6	4,900	2,401,000	44	9		Land Stamp Duty			18,204	574,072			No dugrander 50 No dugraver 50		6 462 0 138	2,772		Acc & Adpt	t/m2	0.00%	0.00
Affordable Overall Affordable Rent	81.7	81.67	930 30000	0	2,695					Earomontrota. Logalrinaquiritis		1.50>		26,815					Tatal	2,772			6/m2 6/m2		4.00
Spcial Rent	81.7	81.67	0.002 200.0	ö	2,450 3,430			3		Legau recquaren		1.907	0,011	26,019			Stemp duty ce	lc - Rosidual				Water Over Extra 1		0.00%	0.00
Shared Ounership First Hames	81.7 81.7	81.67	0.00% 0.00%	0	3,430			1	Feer	Planning			2,772				Landpayment		Tatal	574,072 18,204		Over Extre 2	t/m2	0.00%	0.00
Grant and Subridy										Professional		8.00>	84,519	87,291			Stemp duty ce					Small Site	t/m2	0.00	0.00
	Affordable Rent Social Rent								COMSTRUCTI	он							Landpayment	ic - Kasidual		220,000			×		1,448.17
	Shared Ounership									Puild Cart 2106 / CIL / IT		1,600	784,112 190,361						Tatel	1,400		Site Curtr	Bare BNG	10.00%	144,87
SITE AREA - Not SITE AREA - Grazz	0.133 0.167	ha L	45	fha the		2,401,000	49	•		Contingency Abnormals		5.00> 5.00>	784,112 190,361 39,206 39,206				Pro CILx106	2 000	0 ff Unit (all)						7,24 1,600.23
	0.167	ha	25	(ha						Abnormali	ř	5.002	3,600	1,056,483			Pra CILFIUS	2,00	Tatal	12,000					
Sales per Quarter Unit Build Time	0	Quarters							FINANCE								Part CIL s 106	16,50	0 Ef Unit (all)						
										Foor		0>	0				CIL	181	6 <b>1/m</b> 2	91,361					
		Whale Site	PerhaNET	Parka GROSS 3,444,429		RUM Residuel I	Claring balance	- 0		Interest Legal and Valuati	ın	7.50>		0					Tatal	190,361					
Boxidual Land Value Exirting Uro Value	•	574.072 183.333	4,305,536	3.444.429 1,100,000		RUH CIL HACR											Inf Tariff	% GDV 0.003	,						
Uplift	20%	36,667		220,000		NON CIL PINCK	Claring belonce	- 0	SALES									0.007							
Plur tha Benchm	ark Land Yalue	220.000		1,320,000		Chrekenpharinge	lver ner	1	1	Agentr	×	3.0>	72,030 12,005												
			41-3				rest	1		LP.	f/unit			94.025	1.#2#.695										
Additional Profit		492,565	1,005							1185	-	0.02	Ů	84,039	1.424.472										
									Davelupers P	Market Hauring	×Value	17.50>			420,175										
										Affordable Houri	y Value	17.50> 17.50>													
RESIDUAL CASH FL	OW FOR INTERE	EST									, raive	(7.502													
INCOME		Teer 1 Q1	Q2	Q3	Q4	Tear 2 Q1	Q2	<b>Q</b> 3	64	Tear 3 Q1	Q2	Q3	Q4	Tear 4 Q1	Q2	<b>Q</b> 3	64	Tear 5	Q2	<b>Q</b> 3	24	Toer 6 Q1	Q2	<b>Q</b> 3	Q4
IMCOME UNITS Started Market Howing Affordable Rent Social Rent				2	2	2	, ,	800,333	800,333	800,333	, ,	, ,				, ,	, ,	P 0	, ,	, ,			, ,		_
Affordable Rent					ŏ	Ł š				2			:	ě	ŏ	ě	2 0	Ł š							ě
				-	, ;		,	;	;			, ;		ů	÷	;	, ;		;	; ;	:	:	;	;	÷
First Hamor					0	2							: : :	0							0				
Grant and Subridy INCOME EXPENDITURE		•	•	•	·	·	•	***,333	***,333	#00,333	, ,	, ,		·	·	•	7 .	·		, ,	·	•	, ,	, ,	·
Stamp Duty		18,204								-												-			
Earomontrotc. Logalr Acquirition Planning Foo		0 8,611																							
Planning Fee		2,772																							
Professional Build Cast - BCIS Base		42,259		42,259 87,124	174.247	261.371	174.247	87.124						0		. 0									
z106/CIL/Tariff			91,361	42,259 87,124 11,000 4,356 4,756	174,247 22,000 8,712	33,000	174,247 22,000 8,712	87,124 11,000 4,356	. 0			, ,		Ó	Ó	Ö	, ,	0	0		ė.				Ö
Cantingoncy Abnormals Financo Foor			, i	4,756	9,512	13,069 14,269	9,512	4,756	,			,	, ,	, i	· i	·	, ,	i i	,	, , ,	ě	i	, ,	, ,	ŏ
Finance Foor		:																							
Finance Food Logal and Valuation Agents Logals Mirc. COSTS BEFORE LAN			0		0			24,010	24,010	24,010 4,002			: 9	0	0					: : :			. 0	. 0	0
Mire.		,		Ö	۰	۰							,		۰						•				•
	HD IMT AND PRO	71,846	91,361	149,495	214,472	321,708	214,472	135,248	24,012	2\$,012	•	•	•	•	•	•	•	•	•	•	•	•		•	•
For Residual Talua	Land Interest	574,072	12,111	14,051		21,460		32,439	20 524	6,481															
Davelupers Return	Interest		16,111	14,051	11,118	21,460	21,894	32,437	20,576	6,481			. ,		v	. ,								, ,	
Market Houring Affordable for Bent																								-	420,175
First Hames		-645,918	-103,471	-163,546	-231,589	-343,167				765.840															, i
	Carh Flou Oponing Balanco	-645,918 0	-103,471				-242,366	632,647	751,745	765,840		-	ı ı	0	. ,	,				l "			,	,	-420,175
	Ultaring Balance	-645,918	-749,389	-912.935	-1.144.524	-1.487.692	-1.730.058	-1.097.411	-345,665	420,175	420,175	420,175	420.175	420.175	420,175	420,175	420,175	420,175	420,175	420.175	420,175	420,175	420,175	420,175	٠
CASH FLOW FOR CIT	L ADDITIONAL F	PROFIT				Tear 2				Toer 3				Tour 4				Tear 5				Tour 6			
INCOME	Ar Abave					I Par 2								I Der 4				1547 9							_
EXPENDITURE		•	•	• 1	•	•	•	#00,333	#00,333	*00,333	<del>' •</del>	<u> </u>	• 1	•	•	•	•	•	•	• •	•	<del>' ·</del>	<u> </u>	• '	•
INCOME EXPENDITURE Land Stamp Duty		220,000 1,400																							
Earomontrote.		0																							
Earomontrotc. Logalr Acquirition Planning Foo		3,300 2,772					0		0			0		0			0						0	0	
		42,259	0	42,259 87,124	174,247	261,371	174,247	0 87 12d	0	:	0		: : :	0	0			:	0		0	:	0	0	
Build Cart - BCIS Bare POTENTIAL CIL		,	,	01,164	492,565		114,647	*****							*	_ *	_							· ·	
Part CIL r 106 Contingency			0	11,000	22,000 8,712	33,000 13.069	22,000	11,000	,		, ,	0	, ,	0	0	0	0	0	0	, ,	0		, 0	;	0
Cantingoncy Abnormals Finance Fees			ŏ	4,356 4,756	9,512	13,069 14,269	8,712 9,512	4,356 4,756		i		, ,	· i	ŏ	ŏ	ř	r ö	i	0		i	i	, ,	ŏ	ě
Logal and Valuation																									
Logal and Valuation Agents Logals		:	0	: :	0	:		24,010 4,002	24,010 4,002	24,010 4,002				0	0			:			0				
Mire. COSTS BEFORE LAN		344 234	ě		ŏ	, š	, i					i	z i	ě	ě	ĭ	Č	Ł i	, i		i	Ł i	i	ŏ	ě
	ID INT AND PRO	269,731	•	149,495	707,036	321,70#	214,472	135,24#	24,012	28,012	•	•		•	•	•	•	•	•			<u> </u>	•	•	
Fur CIL calculation	Interest		5,057	5,152	8,052	21,460	27,894	32,439	20,576	6,481						, ,									
Davelupers Return	Interest		3,091	9,194	8,092	21,460	21,894	34,439	20,976	6,481		,			۰							,		9	
Market Haurina																									420,175 0
Affordable for Bent																									
Market Hauring Affardable for Rent First Homes	0.45	-264 724	-E 0E2	-4E4 647	-74E 000	-242 647	-242.267	622.642	751 745	745 040															-420 475
Affordable for Rent First Homes	Carh Flau Opening Balance	-269,731 0	-5,057	-154,647	-715,088	-343,167	-242,366	632,647	751,745	765,840	0	0	0	0	0	0	0	0	•		0	0	0	0	-420,175

Site 22		Braus Plat																							
IHCOME	Av Size	m2	z	Humber	Price 1/m2	6D¶	GI	1	DEVELOPMENT	COSTS							Planning foo	elc				Build Cart			/m2 1,47,00 4,49,41 0,90 0,00 4,03 0,08 7 0,00 0,00 0,00 1,70,52 170,55 2,50
	Grazz 130.0	Net		- 1			-	1	LAND			funit or m2	Tatel				Planning app fee No dwar	duq	1			CO2 Plur	×	3.00:	1,647.00
Market Houring	130.0	130.00	100.00%	1	4,900	637,000	1:	:0		Land Stamp Duty			0	125,730			No dugrander 50 No dugraver 50		1 46	8 0		Acc & Adpt	t/m2 ×	0.000	0.00
Afferdable Overall Afferdable Rent	130.0	130.00	0.00×	0	2,699	5	,			Earomontrota. Logalr/Acquiritis		1.50%	0 1,886	1,886					Tata	1 462		Water	6/m2 6/m2		4,03
Sacial Ront Shared Ownership	130.0	130.00	0.00% 0.00%	0	2,450	0 0		1	Feer								Stamp daty c- Landpayment	de - Rasidual		125.730		Over Extra 1	t/m2	0.000	0.00
First Hames	130.0	130.00	0.00×	0	-,			9	1	Planning Professional		8,00%	462 25,084	25,546					Tutal			Over Extra 2	⊻ €/m2	0.00	0.00
Grant and Subridy	Affordable Rent Social Rent				-				COMSTRUCTIO			0.00%	25,004	25,540			Stemp duty c	lc - Raziduel		44,000		Small Site	×	0.00	0.00
	Shared Ounership								CONSTRUCTIO	Build Cart		1,879	244,280				Landpayment		Tute	1 0		Site Curtr	Bare	10.000	170.05
SITE AREA - Not	0.033 0.033	ha	30	/h-a		637,000	13	•		z106 / CIL / IT Cantingoncy		5.00% 5.00%	40,739										BNG	0.50:	1,279.07
SITE AREA - Grazz	0.033	ha	30	/ha				-		Abnormale	*	5.00%	40,739 12,214 12,214 4,100	313,546			Pro CILz106	2,00	Total	2,000					
Salarper Quarter Unit Build Time	0	Quarters							FINANCE								Part CIL r106	16,50	#/Unit (all	D 16.500					
						RUM Rasidual	MACRO series			Feer Interest		9% 7.50%					CIL	181	t/m2 Tatal	24,239					
Beside at Land Valo		Whale Site 125,730	PerhaNET 3,771,893	Perha GROSS 3,771,893			Claring Falance	- 0		Logal and Valuation	In.		0	0			Inf Tariff	v GDV		11,107					
Rezidual Land Yalu Exirting Uro Valuo Uolift	20%	36,667 7,333	2.111.472	1,100,000 220,000		RUH CIL HACE	tO ctrl+l		SALES									0.003	c						
Pluriba	0	0					Claringhalance	- 0	SHLES	Agentz	×	3.0%	19,110 3,105												
Beachm	ark Land Talue	44.000		1.320.000		Check an pharing a	nugram rest	_		Logalr	f/unit	0.5%	3,109												
Additional Profit		112,866	£/m2 #6#							Mirs.	Z	0.02		22.295	4#9.003										
									Davelupers Pr	Market Hawring	× Value	17.50× 17.50×			111,475										
										Affordable Howin	yalue XValue	17.50× 17.50×													
RESIDUAL CASH F	OW FOR INTERE	ST Tear 1				Tear 2								Tear 4				Tear 5				Tear 6			
INCOME UNITS Started Market Howing		Tear 1 Q1	Q2	Q3	Q4	Tear 2 Q1	65	<b>Q</b> 3	Q4	Tear 3 Q1	Q2	Q3	Q4	Tear 4 Q1	<b>Q</b> 2	<b>Q</b> 3	Q4	Teer 5 Q1	65	<b>Q</b> 3	Q4	Tear 6 Q1	<b>Q2</b>	<b>Q</b> 3	Q4
Market Hawring				- :	0	£ :	: :	637,000	: :	: :	: :	: 0	. 0	0			: :			: :	: :				: :
Affordable Rent Social Rent Shared Ounership					ő	Ł .								, v	Ö							Ł .			-
					0	F :	;	;	;		;	, ,	: :	:	÷	;	; ;	F :	;	;	;	F :	; ;	;	; ;
Grant and Subridy INCOME EXPENDITURE			•	;	•	•	* •	637,000	•	•	*	•	•	•	•	•	*	•	•	<del>;</del> :		•	•	•	<del>*</del> :
EXPENDITURE Stame Duty																									
Stamp Duty Earomontrotc.		1,006																							
Legalr Acquirition Planning Fee		462 12,542		0.50																					
Professional Build Cost - BCIS Bare		12,542	0	12,542 81,427 5,500 4,071 5,438	81,427	81,427										. 0									. 0
r106/CIL/Tariff Cantingency				9,500 4,071 5,438	81,427 5,500 4,071 5,438	5,500 4,071 5,438	. 0	2 0				- 0			0	2 0	2 0				-			- 0	
Abnormatr				5,438	5,438	5,438		0	0	۰		0	0		0	0	0	0				۰	0		
Logal and Valuation Agents			. 0		0		. 0	19,110			. 0					. 0					. 0		. 0	. 0	
Financo Foor Logal and Valuation Agentr Logalr Mirc. COSTS BEFORE LA			. 0		0										0	. 0								. 0	
COSTS BEFORE LA	HD INT AND PRO	14,290	24,239	102,972	96,436	96,436	•	22,295	•	•		•	•	•	•	, ,	, .	•	•	•	•			,	•
For Residual Talua	Land Interest	125,730	2,637	3,141	5343	7,149	9,091	9,262																	
Davelapers Return	Interest		2,631	3,141	5,243	1,149	9,091	9,262					, ,	,	,			,			. ,			,	
Market Hauring Affardable far Rent																									111,475
First Hames	CarlıFlau	-140,620	-26,875	-112,118	-101,679	-103,585	-9,091	605,443				0		0	0	0					0			0	-111,475
	Opening Balance Clarina Balance	-140,620	-167,495	-279,613	-381,292	-484,877	-493,968	111,475	111.475	111,475	111,475	111,475	111,475	111.475	111,475	111,475	111,475	111,475	111.475	111.475	111,475	111,475	111,475	111,475	0
CASH FLOW FOR C	L ADDITIONAL P	ROFIT																							
INCOME	Ar Abave	Teer 1				Year 2				Teer 3				Tear 4				Tear 5				Tour 6			
FXPFMDITURE		•	•	•	•	•	•	637,000	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	-
Chama Dubu		44,000								1															
Earementrate Logal: Acquirition Planning Fee Professional Build Cast - BOIS Bare POTENTIAL OIL		660																							
Planning Foo		462	. 0	0	0			0				0		. 0		. 0	. 0	: :	. 0				0	0	. 0
Protessional Build Cast - BCIS Base		12,542	0	12,542 81,427	0 81,427	0 81,427			- :	1	7 1	F :	, ,	0	:	0				- :		1	7 0	- :	0
		0	0	5,500	112,866 5,500	5,500	r 0	r 0	P 0		r 0	F 0	. 0		0	r 0	r 0		r 0	F 0			r 0		r 0
Cantingoncy Abnormals		0	0	4,071 5,438	4,071 5,438	4,071 5,438			:	1	- 1	;	;	0	0	, ,	;	:		:	. :	:	0	0	0
Financo Foor Logal and Valuation		0																						_	
Agentr				:	0	:		19,110 3,185		: :			: :		,		:	:					0	0	0
Mire. COSTS BEFORE LA			Š	, i	, š	<u> </u>	ì	0 0	i	1	1	i	i	ž	ž	ž	i	i	i	i	,	ı ö	i	š	Ö
		57,664	•	102,972	209,302	96,436	•	22,295	<u> </u>	•	•	•	•		•	•	•		•	•		<u> </u>		<u> </u>	•
For CIL calculation	Interest		1,081	1,101	3,165	7,149	9,091	9,262		0					0			0					0	0	0
Developers Return Market Houring Affordable for Rent																									111,475
Affordable for Rent First Homes																									0
	Carl Flou	-57,664	-1,081	-110,079	-212,467	-103,585	-9,091	605,443	0			0	0	0	0	0		0		0		0	0	0	-111,475
	Opening Balance	-57.664	-58,745	-168,824	-381,292	-484.877	-493.968	111,475	111.475	111,475	111,475	111,475	111,475	111.475	111.475	111.475	111.475	111,475	111,475	111.475	111.475	111.475	111.475	111.475	

Company   Comp	23,927,93  23,427,234  23,427,234  24,427,234  25,447,234  27,24,61,235  27,26,61,73  27,26,61,73  27,26,61,73	0,000 0 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0 0,000 0	Build Co. Ooz Phar Acca Adpa Mar Acca Adpa Water Over Entra Over Entra Smith Site Com	X	.2 .2 .2	(	70
Head Services   14	442 23,00 193 697,1 194 697,2 195 195 195 195 195 195 195 195 195 195	0,000 0 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0 0,000 0	Acc R Adpt Water Over Enter Over Enter Smell Site Site Our	X track trac	하고 다고 다고 다음	(1)	1.745.2
Mile Add Development   15   15   15   15   15   15   15   1	138 497,10  ***1 95,271,85  ***5,271,85  ***1,271,85  **1,271,85  ***1,271,85  ***1,271,85  ***1,271,85  ***1,271,85  **1,271,85  ***2,271,85  ***2,271,85  ***2,271,85  ***2,271,85  **2,271,85  ***2,271,85  ***2,271,85  ***2,271,85  ***2,271,85  **2,271,85  ***2,271,85  ***2,271,85  ***2,271,85  ***2,271,85  **2,271,85  ***2,271,85  ***2,271,85  ***2,271,85  ***2,271,85  **2,271,85  ***2,271,85  ***2,271,85  ***2,271,85  ***2,271,85  **	0,000 0 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0 0,000 0	Water Over Extra Over Extra Small Site Site Car	X track trac	하고 다고 다고 다음	11	1.745.2
	99,071,95 4,42,00 37,800,00 159,000,000 159,000 15	1,556 2,001 0,000 0,000 0,000 0,000 0,7,74 0	Over Entra Small Site Site Car	time time time time time time time time	-2 -2 -2 -2 -3 -6	12	1.745.2
Second Part   1.75	150,000,000  150,000  150,000	0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Over Entra Small Site Site Car	1 × m² 2 2 × m² 2 2 × m² 2 × m	n2 n2 10 6	12	1.745.2
Further	150,000,000  150,000  150,000	0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Small Site Car	2 X VIII VIII VIII VIII VIII VIII VIII V	n2 re G	12	1.745.2
Granted Fields   Start   Sta	159,000,000 49,500,000 32,927,00 22,427,024 10,427,024 10,421,020 10,421	000 0,000 0,000 0,7,334 0	Site Car	X Bus BNG	re G	12	1.745.2
Second Second	159,000,000 49,500,000 32,927,00 22,427,024 10,427,024 10,421,020 10,421	000 0,000 0,000 0,7,334 0		BNG			1.745.2
State   150   15	150,000,000 ((all) 69,500,00 33,927,93 41 23,427,934 6 21,43,236 7 21,43,236 7 3,100,737 9 (32,246 1,450,444	0,000 7,934 934 • Teer 2		BNG			1,745.2
Sittle   S	\$ (41) \$ (520,00) \$ (6	0,000 7,934 934 • Teer 2	10 Year	21 1	Tase 22 0 0 0 0 0 0 0 0	Year 23	
Sale of Source   O	\$ (41) \$ (520,00) \$ (6	0,000 7,934 934 • Teer 2	** Year   0   0   0   0   0   0   0   0   0	21 1	Tear 22	Y-sr 21	Tour 24
Subject   Subj	33,927.93  23,427,234  23,427,234  24,427,234  24,427,234  25,427,234  26,732  27,100,713  27,100,713  27,100,713	7,934 234 0 Teer 2	0 Teer	21 1	Test 22   0   0   0   0   0   0   0   0   0	Test 23	
Part   Part	Teer 19  7 21,163,226 7 3,100,713 7 636,266	Teer 2	* O	21 1	T++r 22 0 0 0 0 0 0 0 0	Tear 23	Yaar 24
Part   Test	8 21,163,226 3,100,713 636,266 1,450,814		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21 1	Veer 22	Tear 23	Tear 24
	8 21,163,226 3,100,713 636,266 1,450,814		0 Test	21 1	Veer 22	Year 23	: Year 24
Park   Park	8 21,163,226 3,100,713 636,266 1,450,814		7 0 F 0 0 F 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21 1	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 23	Test 24
## 157.551.745   \$72	8 21,163,226 3,100,713 636,266 1,450,814		7 o o o o o o o o o o o o o o o o o o o	21 1	7ear 22	Tear 23	Test 24
Description   Description	8 21,163,226 3,100,713 636,266 1,450,814		0 Tear	21 1	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Tear 2:	Test 24
Helic Howing   X*Poles   17.500   144.442.579   145.442.	8 21,163,226 3,100,713 636,266 1,450,814		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21 1	Tear 22	Tear 2:	7 car 24
State   Tare	8 21,163,226 3,100,713 636,266 1,450,814		Tour	21 1	0 0 0 0 0 0 0	Tear 2:	7
Horse   Tear	8 21,163,226 3,100,713 636,266 1,450,814		Tour	21 1	0 0 0 0 0 0 0	Tear 2:	Tear 24
Helical Hericals  1, 1964,409	3,100,713 636,266 1,450,814		•		0 0 0 0 0	, 0 , 0 , 0 , 0 , 0	0 0 0
## ## ## ## ## ## ## ## ## ## ## ## ##	3,100,713 636,266 1,450,814			;	0 0 0 0		0
Sheet Outstands	1,450,814				0 0		•
General Schrift Communication			•		•	•	
Carp Cherry   Carp Cherry	26,351,019	19			•		•
Stemp Clary 4,40,049							
Letuk Acquirions							
Friedrissed 44,224,358  Friedr							
764-764-77-77-77-77-77-77-77-77-77-77-77-77-77	6 11,278,840						. 0
Absorber 21,000 211,00	1,237,500	) F 0	, i	-	Ö		· č
Local and Valvation 0	5 563,942 79,125		F :		0		
0							
	790,531 131,755				0		
NO. COSTS ESTORE LAND INT AND PRO' 51,443,717 21,423,131 7 31,423,131 7 31,423,131 7 31,423,131 7 31,551,179 7 37,551,179 37,551,179 7 37,551,179 7 37,551,179 7 37,551,179 7 37,551,179 7			-	-	-		
For Basifeed Value Ltd 35,471,554						_	
Developers Return 11,206,475 14,025,530 14,051,512 14,745,647 14,01556 12,400,544 1,100,288 9,4715,444 7,7255,999 5,942,234 7,3,441,444 1,422,900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				•	0	. 0	. 0
Metric Al Revinie Affer adult of Resk							148,142,579
First Hamor							26,158,852 10,155,698 -184,457,130
Carling 10:055547 41:04409 42:05547 41:04409 42:0547 41:04509 42:0547 41:04509 42:0548 41:04509 42:0548 41:04509 42:0548 41:04509 42:0548 42:0	3 12,269,326	0 104.457	120 104 457			±	-184,457,130
	184,457,130	0 184,457.	130 184,457	.130 18	184.457.130	184,457,13	• •
CASH FLOW FOR CIL ADDITIONAL PROFIT  Tauri	Tear 19	Tear 2	• Year	21 1	Tear 22	Tear 23	Tear 24
HICOME   A/Abov	26,351,019	19 .	-			<del>,</del> .	•
Land 27,500,000							
Stemp Duty 1,544,500 ExtrameNat Act, 0 0							
Logals Acquirition 562,500							
Professional Published Foundation			1	•	ě	7 6	- 3
\$\\\ \text{DeliarConv}\\ \	1				_	•	•
Part Cl. 1/16 0 412,500 155,000 1,550,000 2,475,900 3,200,000 3,200,000 3,000,000 3,300,000 3,300,000 3,300,000 3,300,000 3,300,000 3,300,000 3,300,000 3,300,000 3,300,000 3,300,000 3,300,000 3,300,000 3,000,000		0	0		0	0	0
0 26,275 52,750 195,500 151,250 211,00	79,125		0		0	0	0
Local and Valuation 0	790,531						
0 43,640 87,637 175,673 263,540 354,347 354,347 354,347 354,347 354,347 354,347 354,347 354,347 354,347 354,347	131,755		0		ŏ	0	i i
THE.  OSSTS BEFORE LAND INT AND PRC 94,946,1977 13,554,499 11,252,234 27,446,197 27,247,224 44,415,721 44,415,	21 14,081,692	92 0	·		<u> </u>	<u> </u>	- :
For CIL colculation							
Developer Devel   District   7,693,695   7,646,872   5,817,699   5,464,011   5,948,594   5,494,912   4,327,725   2,174,641   1,005,69   0   0   0   0   0   0   0   0   0							0
Affardable for Rent							148,142,579 26,158,852
First Hemor							10,155,698 -184,457,130
Opening Geldence 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 12,269,326	6 0			0		

Site 24		Strategic Gre	es 2						_																
нсоме	Av Siza	m2	z	Humber 2,000	Price 1/m2	GD7	GIA		DEVELOPMEN	TCOSTS							Pleasing foo	celc	y rat			Build Cart			/mi 1,493.15 44.55 0.00 14.77 0.00 0.00 0.00 0.00 1,542.46 200.55 1,744.53
	Grazz 93.3	Ma 92.9	65.00	1,300	4,672		121,290		LAND			funit ar m2	Tetal	70 730 000			Planning app for Na dwar Na dwar under 50	2,00 2,00	0 0 0 46			CO2 Plur	× £/m2	3.00	44.5
larket Houring	73.2	72.7	. 69.00		4,612	564,231,440	121,270			Stamp Duty			3,925,540	10,120,000			Na dugraver 50	195	0 13	8 269,100		Acc & Adpt	×	0.000	0.00
ffurdable Overall Iffurdable Rent	71.6	70.7	22.75	700 455	2,570	82,689,726	32,714			Earomontrota. Logalr/Acquirition		1.50%	1,180,812	5,106,352					Total	292,200		Water	1/m2 1/m2		0.08
incial Ront Sharod Ownorzhip	71.9 74.9	74.0	3.505	c 0 c 70	2,336 3,270 2,984	16,960,294		1	Feer								Stamp duty co	elc - Rasiduel		78,720,800		Over Extra 1	t/m2	0.00	0.00
irzt Hamer	75.	1 74.3	8.750	175	2,984	4 38,849,030	13,151			Planning Professional		8.00%	292,200 29,880,840	30,173,040					Tate	3,925,540		Over Extra 2	t/m2	0.00	0.00
Grant and Subridy	Affordable Rent Social Rent								CONSTRUCTI								Stamp duty co	elc - Rosidual		25,000,000		Small Site	×	0.000	1.542.46
	Shared Ounership				-					Build Cart #106 / CIL / IT		1,745	300,748,554 55,614,521						Tute	1,239,500		Site Cartr	Bare	13.00:	200.52
SITE AREA - Not SITE AREA - Grazz	50.000 100.000	ha	41	) /h-a		702,736,493	172,396			Contingency		5.00% 0.00%					Pro CIL 2106		0 Ef Unit (all)				Dilig	0.10.	1,744.53
	100.000	ha .	-	764						Abnormati	ť	0.002	2,110,000	373,510,502			Pra UILF106	40,00	Total	:0,000,000					
Saler per Quarter Unit Build Time		Quarters							FINANCE								Part CIL r 106	16,50		1) 33,000,000					
						RUM Residual	MACRO ctrl+r			Foor Interest		7.50%					OIL	10	6 f/m2 Tutal	22,614,521 I 55,614,521					
Bezidaal Land Value		Whole Site 78,729,899	PerhaNET 1,574,416	PerhaGROSS 7#7.20#			Claring belonce -	0		Logal and Valuation							Inf Tariff	× GDV							
Exirting Uro Valuo Uolift	0>	2,500,00		25,000		RUH CIL HACE	O etrl+l Claring holoner -	0	SALES									0.00	×	•					
Pluriha	225,000 ark Land Yalue	25,000,000		225,000		Check on pharing a				Agents	×	3.0%	21,082,095 3,513,682												
DARCEM	472 1484 74142	23.000.000	4.5	230.000		CHI	rest			Foden	<b>É</b> funit	0.92	3,513,602	24 545 777	512.106.472										
Additional Profit		112.911.819	931							ritre.	-	0.02	·	24,272,111	312.194.912										
									Davelnperz P	Market Hawring	×Value	17.50× 17.50×			98,741,552										
										Affordable Hourin- First Homes	g Z Value Z Value	17.50× 17.50×			9\$,741,552 17,43\$,754 6,798,580										
RESIDUAL CASH FL	OW FOR INTER	EST Tear 1	Year 2	Tear 3	Tear 4	Tear 5	Tour 6	Teer 7	Tear \$	Tear 9	Tear 10	Tear 11	Teer 12	Teer 13	Tour 14	Tear 15	Tear 16	Tear 17	Tear 18	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	Tear 24
INCOME UNITS Started		25	50	100	150	200	200	200	200	200	200	200	200	75											
Market Haurina			7,052,968	14,105,936	28,211,872 4,134,486	42,317,808 6,201,730	56,423,744 8,268,973	56,423,744 8,268,973	56,423,744 8,268,973	56,423,744 8,268,973	56,423,744 8,268,973	56,423,744 8,268,973	56,423,744 8,268,973	56,423,744 8,268,973	21,158,904 3,100,865	, ,		:	- 0	. 0		:	, ,		
Affordable Rent Social Rent Shared Ownership			212,004	424,007	848,015	1,272,022	1,696,029	1,696,029	1,696,029	1,696,029	1,696,029	1,696,029	1,696,029		636,011										
First Hames			485,613	971,226	1,942,452	2,913,677	3,884,903	3,884,903	3,884,903	3,884,903	3,884,903	3,884,903	3,884,903	3,884,903	1,456,839			Ł į				Ł :			Š
Grant and Subridy INCOME EXPENDITURE			8,784,206	17,568,412	35,136,#25	52,705,237	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	26,352,618	, ,	, ,	ů	•	•	·	·	*	<i>†</i> •	•
Stamp Duty		3,925,540																							
Earomontrotc. Logair Acquirition		1,180,812																							
Planning Fee Professional		292,200 29,880,840																							
Professional Build Cost - BCIS Base s106/CIL/Tariff		24,	3,759,357	7,518,714	15,037,428	22,556,142	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	11,278,071			:				:			
Contingency Abnormals			127 962	375,936 52,750	751,871 105,500	1,127,807 158,250	1,503,743 211,000	1,503,743	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	1,503,743	563,904 79,125										
Finance Feez			26,315	52,150	105,500	150,250	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	17,125	. ,		, ,							, ,
Logal and Valuation Agents		:	263,526	527,052 87,842	1,054,105	1,581,157 263,526	2,108,209	2,108,209	2,108,209	2,108,209 351,368	2,108,209	2,108,209	2,108,209	2,108,209 351,368	790,579 131,763	. 0			. 0						
Legale Mira. COSTS BEFORE LAP		·	43,921				351,368	351,368	351,368		351,368	391,360	391,360				•	•							
	HD INT AND PR	35,279,392	27,30\$,167	9,3#7,294	18,774,588	28,161,882	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	14,080,941	•	•	· •	•	•	•	•	•	•	,
Far Rosidual Talua	Lanc Interes	78,720,800	8,550,014	10,580,563	10,760,521	10,340,392	9,275,170	7,516,472	5,625,872	3,593,477	1,408,652	. 0				. 0	. 0		. 0	. 0	. 0			. 0	. 0
Davelupers Return																									98,741,552
Market Hauring Affardable far Rent First Hames																									17,438,754 6,798,580
	Carl Flau	-114,000,193	-27,073,976	-2,399,444	5,601,716	14,202,963	23,449,303	25,208,001	27,098,601	29,130,996	31,315,821	32,724,473	32,724,473	32,724,473	12,271,678	0	0	0	0	0	0		0	0	-122,978,886
	Opening Balance Claring Balance	-114,000,193	-141,074,168	-143,473,613	-137,871,897	-123,668,934	-100,219,631	-75.011.630	-47.913.029	-18,782,032	12,533,789	45,258,262	77.982.735	110,707,209	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	0
CASH FLOW FOR CIT	LADDITIONAL	PROFIT																							
IHCOME	Ar Above	Tear 1	Year 2	Tear 3	Tear 4	Year 5	Toer 6	Teer 7	Teer \$	Tour 9	Year 10	Teer 11	Tear 12	Teer 13	Toer 14	Year 15	Toer 16	Tear 17	Year 18	Toer 19	Toer 20	Teer 21	Tear 22	Tear 23	Tear 24
EXPENDITURE		•	1,714,206	17,561,412	35,136,#25	52,705,237	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	26,352,618	•	•	•	•	•	•	•	•	•	•
Land Stamp Duty		25,000,000 1,239,500																							
Earementretc. Legal: Acquirition		0 375,000 292,200																							
Planning Foo Professional		292,200 29,880,840			:	:				:	;	0						:				:			, ,
Preferrienal Build Cart - BCIS Bare POTENTIAL CIL			3,759,357	7,518,714	15,037,428	22,556,142	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855 8,685,525	11,278,071	0	, ,	ò	,	, ,			, ,		. 0
Part CIL r 106		0	412,500	825,000	1,650,000	2,475,000	3,300,000	3,300,000	3,300,000 1,503,743	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000 1,503,743	1,237,500	. 0			. 0	<u>,</u> 0	0			0	0
Dantingency Abnormals			187,968 26,375	375,936 52,750	751,871 105,500	1,127,807 158,250	1,503,743 211,000	1,503,743 211,000	211,000	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	211,000	563,904 79,125			*	- :					- 1	, ,
Financo Foor Logal and Valuation		:				L				L		_						L			_				
Agentr Legalr		:	263,526 43,921	527,052 87,842	1,054,105 175,684	1,581,157 263,526	2,108,209	2,108,209 351,368	2,108,209 351,368	2,108,209 351,368	2,108,209 351,368	2,108,209 351,368	2,108,209 351,368	2,108,209 351,368	790,579		F :		F :				- 1	F :	:
Mire. COSTS BEFORE LAP	HD INT AND PR	65,473,065			27,460,112	36,847,406			46,234,700	46,234,700		46,234,700		2,108,209 351,368 0 46,234,700	14,080,941	:	· :		<del>;</del> :	:			:	:	,
For CIL calculation		75,115,049				30,000,000		,	17,231,100	11,251,100	,,	,,	,,	,	. 4,444,741					-					
Par Cit ealealacins Dovolupors Roturn	Interest		4,910,480	5,623,300	6,082,973	5,963,442	5,221,363	3,810,044	2,292,877	661,921	0	0							0					0	
Market Hawring Affordable for Rent																									98,741,552
Affordable for Bent First Homes						L				L								L							17,438,754 6,798,580 -122,978,886
	Carh Flau Opening Balance	-65,473,065 0	-9,505,445	-6,127,794	1,593,739	9,894,388	18,817,586	20,228,905	21,746,072	23,377,028	24,038,949	24,038,949	24,038,949	24,038,949	12,271,678	•	- °	f °	f *	r •	. 0	f .	f °	T .	-122,978,886
	Clarina Balanca	-65,473,065	-74.978.510	-81,106,304	-79,512,565	-69,618,177	-50,800,591	-30,571,687	-8,825,614	14.551.413	38,590,362	62,629,311	86,668,260	110,707,209	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	0

Site 25		Strategic Gree	n 3																						
ІНСОМЕ	Av Siza	m2	z	Humber	Price 4/m2	- GDT	GIA		DETELOPMENT	COSTS							Pleaning foo	celc				Build Cart			/m. 1,493,2' 44,5; 0,0' 0,0' 14,7' 0,0' 0,0' 0,0' 0,0' 1,542,54 200,5; 1,744,64
	Grazz	Net		1,500			=2		LAND			fenit er m2	Tatal				Planning app fee No dwgr	duq 1,50 5 145	r rati			002 Plw	×	3.00%	1,483.2 44.5
larket Hauring	93.4	93.04	65.00%	975	4,67	2 423,797,120	91,094	1		Land Stamp Duty			3,224,941	64,708,81			No du grander 50 No du graver 50	145	0 46; 0 13:	200,100		Acc & Adpt	t/m2	0.00%	0.0
Affordable Overall Affordable Rent	71.9	70.75	35× 22.75×	925 341	2,57	0 62,037,048	24,54			Earomontrota.		1.50>	0	4,195,573					Tutal	223,200		Water	11m2 11m2		14.7
Sacial Ront Sharod Ounorship	71.9 74.3	70.75 73.45	0.00%	0 53	2,33	6 0	3,899		Feer					4			Stamp daty c- Landpayment	elc - Residual		64 700 042		Over Extra 1	z/m2	0.00%	0.0
First Hames	74.9	74.11	8.75×	131	3,27 2,98	9 29,073,692			1.5	Planning Professional		8,00>	223,200 22,423,523	22,646,723			Lanayayınını		Total	3,224,941		Over Extra 2	× t/m2	0.00%	0.0
Grant and Subridy	Affordable Bent											8.007	22,423,523	22,646,72			Stemp duty c	elc - Basidual		21.428.571		Small Site	× ×	0.00%	0.0
	Sucial Ront Shared Ounership								COMSTRUCTIO	Build Cart		1,745	225,689,106				Landpayment		Tutal			Site Curtr	Bare	13.00%	200.53
SITE AREA - Not SITE AREA - Grazz	42.857	ha	35	the		527,519,418	129,362			#106 / CIL / IT Contingency		5.00>	41,734,476 11,284,455										BNG	0.10%	1,744.64
	85.714	ha	18	/ha						Abnormale	×	0.00>	1,586,000	280,294,031			Pro CIL x 106	40,00	0 £/Unit (all) Tatal	60,000,000					
Sales per Quarter Unit Build Time	0	Quarters							FINANCE				4				Part CIL r 106	16.50							
Olik Dalia Tillib	1					RUM Razidual I	48000 -1-14-			Foor Interest		0> 7.50>					CIL	18		16,984,476					
		Whole Site 64,701,113	PerhaNET 1.509.872	Perha GROSS 754,936		non nazideari	Claring halance -	0		Logal and Valuatio		1.507	0	-				×GDV	1000	41,174,410					
Beridual Land Value Exirting Ure Value		2,142,857	1.597.872	25,000		RUH CIL MACR											Inf Tariff	0.00	6						
Uplife Pluriba	0× 225,000	19,285,714		225,000			Claring Felence -	0	SALES	Agentr	×	3.0>	15,825,583												
Benchm	ark Land Yalue	21.428.571		250.000		Chrick an pharing a	Larner rest			Logale	// f/unit	0.5>	2,637,597												
Additional Profit		\$4.109.417	1/m2 923							Mirs.	z	0.02	. 0	18,463,186	390.301.326	ı									
			- 12						Davelupers Pr		× Value	17.50>			74 164 444										
									1	Affordable Hourin	q X Value	17.502			74,164,496 13,063,506 5,087,896										
RESIDUAL CASH FL	OW FOR INTERE	ST Tear 1		Tear 3		Year 5	Tear 6			Tear 9	Z. Yalida	Tear 11		Tear 13	Tear 14		Tear 16				Tear 20	Tear 21	Tear 22		
INCOME UNITS Started		Teer 1	Tear 2	Tear 3	Tear 4	Tear >	Tear b	Tear 7	Teer \$	7eer 9	Tear 10	Year 11	Tear 12	Tear 15	Tear 14	Tear 15	Tear 16	Tear 17	Teer 18	Teer 19	Teer 20	Teer 21	Tear 22	Tear 23	Tear 24
MarketHouring		25	7,063,285	100	150 28,253,141	42,379,712	200 56,506,283	200 56,506,283	F 56,506,283	56,506,283	56,506,283	28,253,141	21,189,856	0	. 0	<u> </u>	<u>r</u> 0		P 0	<u>.</u>	0	0	<u>*</u> 0	<u>r</u> 0	. 0
Affordable Rent Social Rent			1,033,951	2,067,902	4,135,803	6,203,705	8,271,606	8,271,606	8,271,606	8,271,606	8,271,606	4,135,803	3,101,852	0				:							
Sacial Ront Shared Ownership First Hames			210,193 484,562	420,385 969,123	840,770 1,938,246	1,261,156 2,907,369	1,681,541 3,876,492	1,681,541	1,681,541	1,681,541 3,876,492	1,681,541	840,770 1,938,246	630,578 1,453,685	0			. 0	:		: :		:		. 0	
Grant and Subridy					35,167,961		70.335.422	. 0	7 70 335 433			35,167,961		•	<u> </u>	<u> </u>	- 1	1	- 1			1			
EXPENDITURE			*,171,770	11,943,941	39,161,761	92,191,942	14,339,722	10,339,922	14,339,922	10,339,922	14,339,922	35,161,761	24,319,711		•	•		1 1	_	•	•	-	•		•
Stamp Duty Earomontrote.		3,224,941 0																							
Legals Acquisition Planning Fee		970,632 223,200																							
Professional Build Cost - BCIS Base 2106/CIL/Tariff		22,423,523	7 3,761,485 7 17,396,976	7,522,970	15,045,940	22,568,911	30,091,881	30,091,881	30,091,881	30,091,881	30,091,881	15,045,940	11,284,455		. 0	. 0								. 0	. 0
z106/CIL/Tariff Cantingoncy			F 100 074	825,000 F	1,650,000	2,475,000	3,300,000	3,300,000 1,504,594	3,300,000 1,504,594	3,300,000	3,300,000	1,650,000	1,237,500	0	0	0	7 0	0	7 0		0	0		0	0
Abnormale Finance Feer			26,433	52,867	105,733	158,600	211,467	211,467	211,467	211,467	211,467	105,733	79,300	ŏ	ř	ř	ř	i				i		ř	ř
Legal and Valuation										L								L				L			
Agontr Logalr			263,760 43,960	527,519 87,920	1,055,039 175,840	1,582,558 263,760	2,110,078 351,680	2,110,078 351,680	2,110,078 351,680	2,110,078 351,680	2,110,078 351,680	1,055,039 175,840	791,279 131,880	ÿ	, ,		,					1		,	,
Mire. COSTS BEFORE LAN	HD INT AND PRO	26,\$42,296	21,680,689	9,392,425	18,784,849	28,177,274	37,569,699	37,569,699	37,569,699	37,569,699	37,569,699	18,784,849	14,088,637	•	•	•	•	•			•			,	
For Residual Talua	Land	64,701,113							_																
Davelupers Return	Interest		6,866,333	8,347,961	8,359,691	7,757,934	6,496,679	4,526,463	2,408,481	131,651				0	0									0	0
Market Hawring Affardable far Rent																									74,164,496
First Homes	0.15	-91,551,109	40 355 000	-156,405	8,023,421	16,816,733	V V 0 544	28,239,760	20.252.242	22/24/52	32,766,224	16,383,112	12,287,334												74,164,496 13,063,506 5,087,896 -92,315,898
	Opening Balance	-91,551,109	-19,199,032	-156,405	0,023,421	16,016,133	26,269,944	20,239,160	30,391,142	32,634,913	32,166,224	16,383,112	12,201,334					92.315.898					·		-92,315,090
	Clarina Balance		-111,306,140	-111.462.545	-103.439.124	-86,622,391	-60,352,846	-32.113.036	-1,755,344	30,879,229	63,645,452	80.028.564	92.315.898	92,315,898	92.315.898	92,319,898	92,315,898	92,319,898	92,315,898	92,315,898	92,315,898	92,315,898	92,315,898	92.315.898	•
CASH FLOW FOR CI		ROFIT Tear 1	Year 2	Tear 3	Year 4	Year 5	Tour 6	Tear 7	Tear #	Teer 9	Teer 10	Year 11	Year 12	Tear 13	Year 14	Tear 15	Toer 16	Year 17	Teer 18	Tear 19	Tear 20	Tear 21	Teer 22	Tear 23	Tear 24
INCOME INCOME EXPENDITURE	Ar Abavo	•	*,791,990	17,5#3,9#1	35,167,961	52,751,942	70,335,922	70,335,922	70,335,922	70,335,922	70,335,922	35,167,961	26,375,971	•							-				
EXPENDITURE Land		21,428,571																							
Land Stamp Duty Earomontrotc.		1,060,929																				1			
Legalr Acquirition Planning Fee		321,429 223,200																							
Professional		22 423 523				Ł	0 0 001 001			t			11 284 455	ÿ				Ł				Ł i			Š
Build Cart - BCIS Bare POTENTIAL CIL		7,646,311	7,646,311	7,522,970 7,646,311		7,646,311	7,646,311	30,091,881 7,646,311		30,091,881 7,646,311	7,646,311	15,045,940 7,646,311 1,650,000	1,011,111	•	- 0			[		_ • '					. 0
Part CIL r 106 Dantingoncy	-	0	412,500 188,074	825,000 376,149	1,650,000 752,297	2,475,000 1,128,446	3,300,000 1,504,594	3,300,000 1,504,594	3,300,000 1,504,594	1,504,594	1,504,594	752,297	1,237,500 564,223	0				:					. 0		
Abnormalr Finance Feer		0	26,433	52,867	105,733	158,600	211,467	211,467	211,467	211,467	211,467	105,733	79,300	0		0						0		0	
Logal and Valuation Agents		0	263,760	527 519	1.055.039	1582 558	2,110,078	2 110 078	2 110 078	2 110 078	2 110 078	1,055,039	791,279			, 0									
Logale		i	43,960	527,519 87,920	1,055,039 175,840	1,582,558 263,760	351,680	2,110,078 351,680	2,110,078 351,680	2,110,078 351,680	2,110,078 351,680	175.840	131,880	ŏ	į	Š	i	t i		1	i	ě	ŏ	ŏ	ŏ
Mire. COSTS BEFORE LAN	HD INT AND PRO	53,103,962	12,342,523		26,431,160		45,216,009	45,216,009	45,216,009			26,431,160		·	· ·	·	·	<u> </u>	•	·	·	·	·	Ÿ	·
Fur CIL calculation				_															_						
Davelupers Return	Interest		3,982,797	4,547,797	4,847,988	4,556,327	3,628,425	2,016,563	283,812					0											
Market Hawring Affordable for Bent																									74,164,496 13,063,506 5,087,896
First Hames	CarlıFlau	-53,103,962	-7,533,330	-4,002,552	3,888,813	12,372,030	21,491,488	23,103,349	24,836,101	25,119,913	25,119,913	8,736,801	12,287,334									-			5,087,896 -92,315,898
	Opening Balance	93,103,762	-1,555,550	-4,002,552	3,000,015	12,312,030	21,471,408	23,103,349	24,036,101	69,119,713	25,115,513	0,136,001	16,601,334										1		-74,313,098
	Ularina Balance	-53,103,962	-60,637,292	-64,639,844	-60,751,031	-48,379,001	-26,887,513	1 -3.784.164	1 21.051.937	1 46,171,850	1 71.291.763	1 80.028.564	92.315.898												

Site 26		Stratogic Gros	- 4																						
INCOME	Av Siza	m2	×	Humber 1,000	Price 1/m2	6D₹	GIA		DEVELOPMENT	COSTS							Planning fee c	alc .	rate			Build Cart			7m2 1,483,52 44,51 0.00 0.00 14,77 0.00 0.00 0.00 0.00 1,542,92 200,58
	Grazz 93.4	Net					60,678		LAND			funit ar m2	Tutal	d6, 750 d12			Planning app fee No dwar	duq 1,000 50 950	462			CO2 Plur	× f/m2	3.00%	1,483.64
Market Howring	93.4	92.96		650	4,672	282,291,584	60,678			Land Stamp Duty			2,327,021	46,750,412			No dugrander 50 No dugraver 50	950	138	23,100 131,100 154,200		Acc & Adpt	× t/m2	0.00%	0.00
Affordable Overall Affordable Rent	71.8	70.64	35× 22.75×	350 228	2,570	41,292,655	16,338			Earomontrota. Logalr/Acquirition		1.50%	701,256	3,028,277					Tatal	154,200		Water	t/m2		0.08
Social Ront Shared Ounership	71.8 76.7	70.64 76.06	3.502	35	2,334 3,270 2,986	8,705,997	2,686		Feer								Stamp daty ca Landpayment	lc - Residual		46,750,412		Over Extra 1	t/m2	0.00%	0.00
First Hames	75.1	74.36	8.75×		2,986	19,427,962	6,573			Planning Professional		8.00×	154,200 14,956,000	15,110,200					Tatel	2,327,021		Over Extra 2	× £/m2	0.00%	0.00
Grant and Subridy	Affordable Rent Social Rent								CONSTRUCTIO	н							Stamp daty ca Landpayment	lc - Residual		11,174,683		Small Site	×	0.00%	1,542,92
	Shared Ownership									Juild Cart J106 / CIL / IT		1,745	150,553,898 27,813,413						Tatal	548,234		Site Curtr	Baro BNG	13.00× 0.10×	200.58 1.54 1.745.04
SITE AREA - Not SITE AREA - Grazz	28.571 44.699	ha ha	35 22	the		351,712,192	#6,275			Contingency Abnormals	×	5.00% 0.00%	7,527,695				Pro CIL x 106	40.000	(#Unit (all)						1,745.04
Sales per Quarter											1		1,055,000	186,950,006					Total	40,000,000					
Unit Build Time	3	Quarters							FIHANCE	Foor		BY.					Part CIL r 106 CIL	16,500	Ef Unit (all)	16,500,000					
		Mai. Sis.	PL-NET	PL.GDOSS		RUH Residual H	IACRO etrl+r Claring halance -			Interest Legal and Valuation		7.50%					-		Tutal	27,#13,413					
Boridual Land Value Exirting Uro Value		46.750.412 1,117,468	PerhaNET 1.636.264	Perha GROSS 1.045.300 25,000		RUH CIL MACR		ľ		Logorono rosocios			, i	Ť			Inf Tariff	× GDV							
Uplift	0× 225.000	10.057.214		225,000			Claring belonce -	0	SALES			3.02	10,551,546					11117		•					
Beachm	ark Land Yalue	11.174.683		250.000		Ohrek an pharing de	U QU' NEU			Agentr Legalr	ž.	0.5%	1,750,591												
A 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		62.335.435	£/m2 1,927			- CHI				Mirc.	f/unit Z	0.02	ů.	12,310,137	264.149.032										
Additional Profit		4C.335.435	1.027						Davelupers Pr	efit	AVII. 1														
										Affordable Howrin	×Value ×Value ×Value	17.50× 17.50× 17.50×			49,401,027 \$,749,764 3,399,893										
RESIDUAL CASH FL	LOW FOR INTERE	ST Tear 1	Teer 2	Year 3	Tear 4	Tear 5	Tear 6	Tear 7	Tear #	First Homes	ZValue Tear 10	17.59% Tear 11	Year 12	Year 13	3.322.823 Tear 14	Tear 15	Tear 16	Tear 17	Teer 12	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	Tear 24
INCOME UNITS Started		12471	1947 2	100	1541 4	1547 7	10414	10-47 1	1047 4	184F 7	1547 10	124711	1947 12	194F 13	1247 14	1547 19	1247 10	154717	1547 16	124F 17	1941.74	1947 21	1847 22	194F Z3	1941.54
Market Haurina		49	7,057,290	14,114,579	28,229,158	42,343,738	42,343,738	42,343,738	42,343,738	42,343,738	21,171,869		: :		0		. 0	: :	: :			: :	. 0	; °	
Affordable Rent Social Rent			1,032,316	2,064,633 0	4,129,265 0	6,193,898 0	6,193,898 0	6,193,898	6,193,898	6,193,898	3,096,949		* * [	Ÿ	Ÿ	,		8						· .	
Shared Ounership First Hames			217,650 485,699	435,300 971,398	870,600 1,942,796	1,305,900 2,914,194	1,305,900 2,914,194	1,305,900	1,305,900	1,305,900 2,914,194	652,950 1,457,097		:	0	ů	;		:				:	:	0	8
Grant and Subridy IHCOME		•	a,792,955	17,585,910	35,171,#20	52,757,730	52,757,730	52,757,730	52,757,730	52,757,730	26,378,865	•	÷	•	•	•	•	÷	•	•	•	•	* *	* •	•
EXPENDITURE Stamp Duty		2,327,021																							
Earomontrotc. Logalr Acquirition		701,256																							
Planning Fee Professional		154,200 14,956,000																							
Professional Build Cast - BCIS Base s106/CIL/Tariff			11,725,913	7,527,695	1.650.000	2.475.000	22,583,085	22,583,085	22,583,085	22,583,085	11,291,542	0		0	0		0					0			0
Cantingoncy Abnormals			188,192 26,375	276.285	752,769 105,500	1,129,154 158,250	1,129,154 158,250	1,129,154	1,129,154 158,250	1,129,154	564,577 79,125	0		0	0		. 0						- 0	; 0	
Finance Feer Legal and Valuation		0	20,515	32,130	100,000	150,050	150,050	150,050	150,250	150,250	17,125	, i	, i			•	·			·			T .	T I	·
Agentr			263,789 43,965	527,577 87,930	1,055,155	1,582,732 263,789	1,582,732	1,582,732	1,582,732	1,582,732 263,789	791,366 131,894		: :	0				: :				:	: :		
Mire. COSTS BEFORE LAN	MD IMT AMD DD/	40 420 477					28,192,009				14,096,005			·		,									
For Residual Value	Land	46,750,412	10,012,001	1,011,011		20,102,000			24,172,047			·		·	•	•		_	_	·	·	Ė			-
Davelapers Return	Interest		4,866,667	5,773,101	5,591,941	4,783,050	3,299,350	1,704,372			. 0	. 0		0	0	0	. 0	0	. 0		0	0	. 0	. 0	0
Market Hawing Affordable for Rent																									49,401,027 8,749,764
First Hames		/ * * * * * * * * * * * * * * * * * * *	-12,085,793	2,415,472	10.785.206	40.703.470	21,266,370	22,861,348	24,565,720	24,565,720	12,282,860														3,399,893
	Opening Balance	-64,888,890 0 -64,888,890	-76 674 693	-24 559 244	10,109,206	19,102,610	-22 724 664	22,061,340	24,969,120	49.267.025			61550605	44 EEQ 40E		44 EEA 40E	61.550.685	61 550 605	44.550.405	41550405	61 550 605	(1550 (05	(1550 (05		-61,550,635
CASH FLOW FOR CIT	- applylows: p		-16.714.602	-14.557.211	-62.114.004	-42.771.224	-22,124,764	125,204	24,102,104	47.201.025	61,550,665	01350.005	01.000.000	01,220,002	01,550,005	61,220,602	61,550,665	61,550,655	61.550.665	01.350.003	01,320,003	61,220,603	01,330,003	61.550.005	
IHCOME	Ar Abayo	Tear 1	Tour 2	Tear 3	Tear 4	Year 5	Tear 6	Year 7	Tour \$	Tour 9	Tour 10	Year 11	Tear 12	Tear 13	Year 14	Tear 15	Toer 16	Teer 17	Toer 18	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	Tear 24
INCOME	NO HEBUS	•	<b>*,792,955</b>	17,585,910	35,171,#20	52,757,730	52,757,730	52,757,730	52,757,730	52,757,730	26,378,865	•	•	•	•	•		•	•	•	•	•	· •	· •	•
Land Stamp Duty		11,174,683 548,234																							
Earomontrotc. Logalr Acquirition Planning Foo		167,620																							
Planning Foo		154,200 14,956,000		0	0				0		0	0		0		0	0	0	0		0	0		0	0
Professional Build Cort - BCIS Bare POTENTIAL CIL		6,926,159	3,763,847 6,926,159	7,527,695	15,055,390	22,583,085 6,926,159	22,583,085 6,926,159	22,583,085	22,583,085	22,583,085	11,291,542	,	÷	0	ő	Ÿ	Ÿ	:			,	,	- :	ö	ö
Part CIL r 106		6,926,159	412.500	6,926,159 825,000	6,926,159 1,650,000	2,475,000	2,475,000	6,926,159 2,475,000	6,926,159 2,475,000	6,926,159 2,475,000	1,237,500	0	0	0	0	0	0	0			0	0		0	0
Cantingoncy Abnormatr		÷	188,192 26,375	376,385 52,750	752,769 105,500	1,129,154 158,250	1,129,154 158,250	1,129,154 158,250	1,129,154 158,250	1,129,154 158,250	564,577 79,125	:	ů	0	8	÷		:		:	- 1	0		0	8
Financo Foor Logal and Valuation		0																							
Agentr Legalr		0	263,789 43,965	527,577 87,930	1,055,155 175,859	1,582,732 263,789	1,582,732 263,789	1,582,732 263,789	1,582,732 263,789	1,582,732 263,789	791,366 131,894	0	0	0	0	0	0	0	0			0	0	0	0
Mire. COSTS BEFORE LAN	ND INT AND PRO	33,926,897	11,624,#2#	16,323,496	25,720,#32	35,112,169	35,118,169	35,118,169	35,112,169	35,118,169	14,096,005	•	0	•	•	•	•		•	•	•		0	0	•
Fur CIL calculation													-										=	$\mp$	
			2,544,517	2,947,747	3,074,146	2,595,883	1,467,608	254,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest																								
Davelupers Ratura Market Hawing Affordable for Bent	Interact																								49,401,027 8,749,764
	Carh Flau	-33,926,897	-5.376.390	-1.685.332	6 376 841	15.043.678	16 171 953	17,384,850	17.639.561	17.639.561	12.282.860			0	ú	٥									49,401,027 8,749,764 3,399,893 -61,550,685

Site 27		Strategic Gree	a 5						j																
ІНСОНЕ	Av Sixa		z	Humber	Price 44m2	GD#	GIA		DETELOPMENT	COSTS							Planning foo	celc				Build Cart			łm.
	Grazz	Net		500		- 4	=2		LAND			funit or m2	Tatel				Planning app for Ne dwar	4	1147 re* 500 50 46			CO2 Plur	×	3.00>	/m. 1,43.6/ 44.5 0.0 0.0 14.7 0.0 0.0 0.0 0.0 1.542.95 200.5 1,745.03
1arket Hawring	93.8	93.42		325	4,672	141,851,264	30,482			Land Stamp Duty			1,302,834	26,266,687	7		No dugrander 50 No dugraver 50		450 13	8 62,100		Acc & Adpt	t/m2	0.00>	0.0
Affordable Overall Affordable Rent	72.1	70.93	35% 22.75%	175 114	2.570	20,732,220	8.20			Earomontrota. Logalr/Acquirition		1.500	394,000	1,696,835					Tota	85,200		Water	£/m2 £/m2		14.7
Sacial Ront Sharod Ounorzhip	72.1 72.1 78.0	70.93 77.50	0.00%	0 18	2,570 2,330 3,270	4,435,480			Feer								Stemp duty of Landpayment	alc - Rosidual		26.266.627		Over Extra 1	t/m2	0.00>	0.04
First Hames	74.3	73.50	8.75×	44	3,002	9,653,102	3,25			Planning Professional		8,000	85,200 7,504,048	7,589,24					Tate	1,302,834		Over Extra 2	× t/m2	0.00>	0.00
Grant and Subridy	Affordable Rent				-							0.00	. 1,004,040	1,000,640			Stamp duty o	alc - Rosidual		7.142.057		Small Site	×	0.00%	0.00
	Social Rent Shared Ownership								COMSTRUCTIO	Build Cart		1,745	75,558,313 13,933,369				Landpayment		Tota			Site Cartr	Baro	13.00>	200.50
SITE AREA - Not	14.286	ha	35	/h-a		176,672,066	43,29\$			/106/CIL/IT Contingency		5.003	3,777,916										BNG	0.10>	1,745.0\$
SITE AREA - Grazz	28,571	ha	18	/ha						Abnormak	2 1	0.003	531,000	93,800,59			Pro CIL x 106	25,	000 (/Unit(all) Total	12,500,000					
Salerper Quarter Unit Build Time	0	Quarters							FINANCE								Part CIL r106	16,	500 £/Unit(al	1) 8,250,000					
						RUM Residual I	HACRO etri+r			Foor		7.50					OIL		186 f/m2 Tate	5,683,369					
Residual Land Valu		Whale Site 26,266,617	PerhaNET 1.#3#.66#	Per ha GROSS 919,334			Claring balance -	0		Logal and Valuatio					0		Inf Tariff	× GDV							
Rexidual Land Yalu Exirting Ura Valua Ualife	92	714,286		25,000		RUH CIL HACR	O etri+i Claring halanca -		SALES									0.0	90×						
Pluriha	225,000	6.428.571 7.142.857		225,000					SHLES	Agentr	z	3.05	5,300,162												
Banchm	ark Land Yalue	(.142.35)		250.000		Chreken pharing é	rest			Logale	f/unit	0.55	883,360	6 183 523											
Additional Profit		31.097.524	1.020							Mire.	Z	0.02	: 0	6.183.523	135.536.290										
									Davelupers Pr	mfit Market Hawring Affordable Hawrin	× Value	17.50>			24,\$23,971										
										Affordable Hourin	×Value ×Value	17.50) 17.50)			4,404,34± 1,6\$9,293										
RESIDUAL CASH FI	LOW FOR INTERE	ST Tear 1	Tear 2	Tear 3	Tear 4	Tear 5	Tour 6	Tear 7	Tear \$	Tear 9	Tear 10	Tear 11	Year 12	Tear 13	Tear 14	Tear 15	Tear 16	Teer 17	Tear 18	Teer 19	Teer 20	Tear 21	Tear 22	Year 23	Tear 24
INCOME UNITS Started Market Howing		25	50	100	100	100	100	25																	
Market Hawring Affordable Rent			7,092,563 1,036,611	14,185,126	28,370,253 4,146,444	28,370,253 4,146,444	28,370,253	28,370,253	7,092,563	:			: :	0		. 0		:		; :	. 0	:	. 0	. 0	: :
Sacial Rent			221,774		887.096	887,096	887.096	887.096	F 0	Ł i	: :	: :		ŏ				Ł į				Ł :			
Shared Ownership First Hames			482,655	443,548 965,310	1,930,620	1,930,620	1,930,620	1,930,620	221,774 482,655	E ;	-	- 1		ě			- 1	E i	-	- 1		E :	- 1	2 8	
Grant and Subridy IMCOME EXPENDITURE		•	8,833,603	17,667,207	35,334,413	35,334,413	35,334,413	35,334,413	1 8,833,603	·	<del>; :</del>	* *	•	•	<del>;                                    </del>	<del>' :</del>	<del>*</del>	+ :	•	•	·	·	* *	<del>;</del> :	•
		1,302,834																							
Stamp Duty Earomontrotc. Logalr Acquirition																									
Planning Fee Professional		394,000 85,200 7,504,048																							
Build Cart - BCIS Bare		1,504,040	3,777,916	7,555,831	15,111,663	15,111,663	15,111,663	15,111,663	3,777,916 412,500 188,896					0		. 0									
r106/CIL/Tariff Cantingoncy Abnormalr			188,896	377,792	755,583	755,583	755,583	755,583	188,896		- 1	- 1	2 1 2	,	<u> </u>	<u>.</u>	- 0	Ł i	-	- 1		£ .	- 1	<u> </u>	-
Finance Feet			26,550	53,100	106,200	106,200	106,200	106,200	26,550	۰				0		0		۰				۰			
Logal and Valuation Agentr Logalr			265,008	530,016	1,060,032	1,060,032	1,060,032	1,060,032	265,008					0											. 0
Logalr Mirc.			44,168	88,336	176,672	176,672	176,672	176,672	44,168					0										•	•
Mire. COSTS BEFORE LA	ND INT AND PRO	9,286,083	10,391,406	9,430,075	12,260,150	12,260,150	18,860,150	12,260,150	4,715,038	•	•	•		•	•	•	•	•	•	•	•	•	•	, ,	•
For Residual Talua	Land Interest	26,266,687	2,666,458	2,983,802	2 504 002	1 540 440	429,033							٥											
Davalapars Ratura Market Howing	Interest		2,000,450	2,703,002	2,207,002	1,540,460	425,033							,		. ,					,				24,823,971
Affordable for Bent																									4,404,348
First Hames	CarlıFleu	-35,552,770	-4,231,261	5,253,329	13,884,460	14,925,795	16,045,229	16,474,263	4,110,566	0	0	0	0	0	0	0	0	0	0		0	0	0	0	4,404,348 1,689,293 -30,917,612
	Opening Balance Clarina Balance	-35,552,770	-39,784,031	-34,530,702	-20,646,241	-5.720.447	10,324,783	26,799,046	30,917,612	30,917,612	30,917,612	30,917,612	30.917.612	30.917.612	30.917.612	30.917.612	30.917.612	30,917,612	30,917,612	30,917,612	30,917,612	30,917,612	30,917,612	30.917.612	0
CASH FLOW FOR C	L ADDITIONAL P	ROFIT																							
IHCOME	Ar Abave	Teer 1	Teer 2	Teer 3	Tear 4	Tear 5	Tear 6	Tear 7	Tear \$	Toer 9	Tear 10	Tear 11	Year 12	Tear 13	Tear 14	Tear 15	Toer 16	Teer 17	Teer 18	Teer 19	Tear 20	Tear 21	Tear 22	Tear 23	Tear 24
EXPENDITURE		•	*,\$33,603	17,667,207	35,334,413	35,334,413	35,334,413	35,334,413	1,133,603	•		,	•	•	•	•	,	•	•	•	•	•	,	•	•
Land Stamp Duty		7,142,857 346,643																							
Earomontrotc. Logal: Acquirition		107,143																							
Planning Fee Professional		85,200	0		0	:	0		:	: :			: :	0		0		:					0	0	0
Build Cart - BCIS Bare			3,777,916					15,111,663	3,777,916	1		- :	- :	š	F 8	· ö	, ,	1			- :	i i	, ,		· ö
POTENTIAL CIL Part CIL 106		4,442,503 0	4,442,503 412,500	4,442,503 825,000	1,650,000	4,442,503 1,650,000	1.650.000	4,442,503 1,650,000	412,500			5 0				. 0	<u> </u>			5 0	0		5 0	0	0
Cantingoncy Abnormals			188,896 26,550	377,792 53,100	755,583 106,200	755,583 106,200	755,583 106,200	755,583 106,200	188,896 26,550	1	- 1	- :	- :	ů					- :	- :					. :
Financo Foor		0																							
Logal and Valuation Agentr Logalr		0	265,008 44,168	530,016 88,336	1,060,032 176,672	1,060,032 176,672	1,060,032	1,060,032	265,008 44,168	:		: :	; ;	0	:	0		:	:			:			0
Mire. COSTS BEFORE LA	HD INT AND PRO	19 622 394	4 157 541		23.302.654		23,302,654		4,715,03#		, i	0	, .	ò			, ,				i	i	, ,	0	
Far CIL calculation	And PRO	.,,,,,,,,,,,	2,121,241			-2,302,034		,,,,,,,,,,,,	4,115,434														Ť		•
	Interest		1,472,130	1,606,835	1,442,750	648,574	0	0			0			0		. 0	. 0					0	0		. 0
Developers Return Market Howing Affordable for Rent																									24,823,971
Affordable for Rent First Homes																									4,404,348 1,689,293 -30,917,612
	Carh Flau Oponing Balanco	-19,628,394 0	-1,796,067	2,187,793	10,589,009	11,383,185	12,031,760	12,031,760	4,118,566				0	0					0		0	0	0	0	-30,917,612
	Clarica Ralanca	-19 620 394	-21.424.461	-19.236.668	-8.647.658	2 725 527	14.767.286	26.799.046	20 917 612	20.917.612	30.917.612	30.917.612	20.917.612	20 917 612	20 917 612	30 917 612	20 917 612	20 917 612	20 917 612	20 917 612	20 917 612	20.047.642	20.042.442	20.042.642	

Site 2#		Strategic Brau																							
IHCOME	Av Siza	m2	×	Humber	Price ffm2	GD1	614	7	DEVELOPMEN	IT COSTS							Planning fee c	elc				Build Cart			/mi
	Grazz	Net		500				2	LAND			fanit ar m2	Tetal				Planning app for No dusy	4u-	gr rat			CO2 Plur	×	3.00	1,612.0
1arket Hawring	Grazz 77.6	Net 70.51	65.00%	325	5,300	121,449,50	0 25,20	7	1	Land Stamp Duty			656,387	13,337,740			Na dugrander 50 Na dugraver 50	du 50 9	50 46 50 13	2 23,100		Acc & Adpt	£fm2	0.00:	0.0
Affordable Overall			35%	175						Euromontrote.			0				110 011 0 00 1 30	4:	Total			нескнарт	1/m2	0.00	14.7
Affordable Rent Social Rent	63.6 63.6	57.84 57.84	22.75% 0.00%		2,915	19,179,35	0	1		Logalr /Acquiritio	•	1.50%	200,066	856,453			Stamp daty cal	lc - Residual				Over Extra 1	t/m2	0.000	0.0
Shared Ounership First Hames	66.5 67.0	60.44 60.93	3.50% 8.75%	11	3,710	3,924,35 9,523,98	6 1,16 7 2.93	1	Feer	Planning			85.200				Landpayment		Tata	13,337,740 1 656,387		Over Extra 2	t/m2	0.00	0.0
Grant and Subridy	Affordable Rent									Professional		8.00×	7,281,344	7,366,544			Stamp duty cal					Small Site	t/m2	0.0	0.0
arant and Subries	Social Rent						0		COMSTRUCT	ОН							Landpayment	ic - nariasai		4,583,333 218,667					1,675.15
	Shared Ounership					,	0			Puild Cart 2106 / CIL / IT		1,935	12 949 752						Tute	218,667		Site Cartr	Baro BNG	15.00:	251.2
SITE AREA - Not SITE AREA - Grave	3.125 3.472	ha ha	160	/h-		154,077,200	36,540	1		Contingency Abnormals	×	5.00% 5.00%	3,534,866 3,534,866				Pro CIL z 106	25.00	00 E/Unit (all)						/m. 1,612.0 48.3 0.0 0.0 14.7 0.0 0.0 7 0.0 0.0 1,675.15 251.2 3.3
Sales per Quarter	-										-		300,000	91,016,804					Total	12,500,000					
Unit Build Time	ž	Quarters							FINANCE	Foor		0%					Part CIL r 106	16,50	00 £/Unit(all	9,250,000					
						RUH Rasidual	MACRO etrl+r			Interest		7.50%					OIL.	10	Total	4,699,752 1 12,949,752					
Recidual Land Value		Whole Site 13.337.740	PerhaNET 4,268,077				Claringholonce	. 0	1	Logal and Valuation							Inf Tariff	× GDV							
Exirting Uro Valuo Volift	20%	3,819,444 763,889		1,100,000		RUH CIL HAC	RO etri+i Claring belonce	. 0	SALES									0.00	60						
Plurcha	ark Land Talue			1,320,000	i	20 1 1 1				Agentr	×	3.0% 0.5%	4,622,316 770,386												
DARCEM	ark Land Yalus	4.543.333		1.329.999		Chreken pharing	rrest.			Logale	£/unit	0.5%	110,306												
Additional Profit		15,125,417	£/m2 600	i						Mirc.	Z	0.02		5.392.702	117.970.244										
									Davelupers P	rafit Market Haurina	× Value	17.50%			21,253,663										
										Market Houring Affordable Hourin	q × Value	17.50×			21,253,663 4,043,150 1,666,698										
RESIDUAL CASH FL	LOW FOR INTERI	SI								- WS Damer	c sive	17,30%			1.777.474										
IHCOME		Teer 1 Q1	Q2	63	94	Tear 2 Q1	<b>Q</b> 2	63	04	Year 3 Q1	65	63	24	Teer 4 Q1	<b>Q</b> 2	Q3	Q4	Year 5 Q1	<b>Q</b> 2	63	Q4	Tear 6	Q2	Q3	04
IHCOME UNITS Started Market Houring				10	35	35	35	2,428,990	35 8,501,465	35 8,501,465	35 8,501,465	35 8,501,465	35 8,501,465	35 8,501,465	35 8,501,465	35 8,501,465	35 8,501,465	35 8,501,465	8,501,465	8,501,465	8,501,465	8,501,465	, ,		, ,
Affordable Rent Social Rent						:	: :	383,587	1,342,555	1,342,555	1,342,555	1,342,555	1,342,555	1,342,555	1,342,555	1,342,555	1,342,555	1,342,555	1,342,555	1,342,555	1,342,555	1,342,555		: :	. 0
Shared Ownership First Hames					. 0			78,487	274,705	274,705 666,679	274,705	274,705	274,705	274,705 666,679	274,705 666,679	274,705 666,679	274,705 666,679	274,705 666,679	274,705	274,705	274,705 666,679	274,705 666,679			
Grant and Subsidy					, i			170,400	000,017	000,017	000,017	000,017	000,019	0	000,015	000,017	r i	000,017	000,017	000,019	000,017	ė i			· ·
EXPENDITURE		•	•	•	•	•	•	3,0\$1,544	10,785,404	10,785,404	10,785,404	10,785,404	10,785,404	10,785,404	10,785,404	10,785,404	10,785,404	10,785,404	10,785,404	10,785,404	10,785,404	10,785,404	•	•	•
Stamp Duty Earomontrote.		656,387 0																							
Legalr Acquirition		200,066 85.200																							
Planning Fee Professional		3,640,672		3,640,672		2 224 524		4 949 912				4 940 012		4 940 012		4 940 012	4 940 912			1,649,604					
Build Cart - BCIS Bare r106/CIL/Tariff			4,699,752	55.000	2,120,920 247,500	3,770,524 440,000	577,500	577,500	4,948,812 577,500	4,948,812 577,500	577,500	577,500	4,948,812 577,500	577,500	577,500	577,500	577,500	4,948,812 577,500	385,000	192,500		- :	, ,	, i	0
Cantingoncy Abnormals			0	23,566	106,046	188,526 204,526	247,441 268,441	247,441 268,441	247,441 268,441	247,441 268,441	247,441 268,441		247,441 268,441	247,441 268,441		247,441 268,441	247,441 268,441	247,441 268,441		\$2,480 \$9,480					0
Financo Foor Logal and Valuation		:																							
Agentr Legalr		Ł į	0	. 0	0			92,446 15,408	323,562 53,927	323,562 53,927	323,562 53,927	323,562 53,927	323,562 53,927	323,562 53,927	323,562 53,927	323,562 53,927	323,562 53,927	323,562 53,927		323,562 53,927	323,562 53,927	323,562 53,927		. 0	. 0
Mire.				e ö		L					33,721		,						,						
COSTS BEFORE LAN		4,5#2,325	4,699,752	4,216,119	2,5#9,512	4,603,576	6,042,194	F 6,150,048	6,419,623	6,419,623	6,419,683	F 6,419,6#3	6,419,623	6,419,683	6,419,683	6,419,613	6,419,623	6,419,683	4,405,618	2,391,554	377,419	377,489	•	•	•
For Residual Talua	Land Interest	13,337,740	336.001	430,422	517.544	575.802	672,915	798,823	871.336	205.216	739.068	671,068	601.793	531,219	459,322	386.078	311.459	235.442	157,999	41,341				0	. 0
Developers Return Market Houring																									21,253,663
Affordable for Bent																									4,043,150
First Hames	Carlı Flau	-17,920,065	-5,035,753	-4,646,541	-3,107,056	-5,179,378	-6,715,109	-3,867,327	3,494,386	3,559,905	3,626,654	3,694,653	3,763,928	3,834,502	3,906,399	3,979,644	4,054,262	4,130,279	6,221,787	8,352,510	10,407,915	10,407,915	0	0	1,666,698
	Opening Balance Clarina Balance	-17.920.065	-22,955,818	-27.602.359	-30,709,415	-35,888,793	-42,603,901	-46,471,228	-42,976,842	-39,416,937	-35,790,283	-32,095,630	-28,331,702	-24,497,200	-20,590,801	-16,611,158	-12,556,896	-8,426,616	-2,204,829	6,147,680	16,555,595	26,963,510	26,963,510	26,963,510	
CASH FLOW FOR CI	IL ADDITIONAL I	ROFIT							_															_	
IHCOME	Ar Abava	Year 1				Tear 2				Teer 3				Tear 4				Year 5				Tour 6			
INCOME EXPENDITURE	TO HUMO	•	•	•	•	•	•	3,011,544	10,785,404	10,725,404	7 10,785,404	10,725,404	10,725,404	10,725,404	10,785,404	10,785,404	10,725,404	10,725,404	7 10,725,404	10,7\$5,404	10,725,404	10,725,404		•	•
Land Stamp Duty		4,583,333																							
		218,667																							
Logalr Acquirition Planning Foo		68,750 85,200		. 0	. 0						. 0	. 0												. 0	. 0
Professional Build Cost - BCIS Base		3,640,672	•	3,640,672 471,315	2,120,920	3,770,524	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812	0 4,948,812	3,299,208	1,649,604				0	0
OTENTIAL CIL		6,887,998		411,010	686,452 247,500	686,452 440,000	686,452 577,500	686,452	686,452	686,452 577,500	686,452 577,500	686,452 577,500	686,452 577,500	686,452 577,500	686,452 577,500	686,452 577,500	577.500	577.500	385.000	192,500		·			T.
Contingency		0	0	23,566 25,566	106,046 115,046	188,526	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247.441	247,441	247.441	247.441	247.441	164,960	82,480				0	0
Abnormalr Financo Foor		0	0	25,566	115,046	204,526	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	178,960	89,480				0	
o gal and Valuation		0	0					92,446	323,562	323,562	323,562	323,562	323,562	323,562	323,562	323,562	323,562	323,562	323,562	323,562	323,562	323,562			
-o quit		i	i	i	ė.	0		15,408	53,927	53,927	53,927	53,927	53,927	53,927	53,927	53,927	53,927	53,927	53,927	53,927	53,927	53,927		i	ė
Mira. COSTS BEFORE LAN	ND INT AND PRO	15,484,620	·	4,216,119	3,275,963	5,290,028	6,724,645	6,#36,499	7,106,134	7,106,134	7,106,134	7,106,134	7,106,134	7,106,134	7,106,134	7,106,134	6,419,683	6,419,6#3	4,405,618	2,391,554	377,489	377,489	·	Ÿ	ě
For CIL calculation										+															
Daveluners Return	Interest		290,337	295,780	380,379	448,935	556,541	693,138	776,539	722,113	666,667	610,180	552,635	494,010	434,287	373,443	311,459	235,442	157,999	41,341			0	0	
Market Hawing Affordable for Rent																									21,253,663 4,043,150
First Hames																									1,666,698 -26,963,510
	Carl Flou	-15,484,620	-290,337	-4,511,900	-3,656,342	-5,738,963	-7,285,186	-4,448,093	2,902,730	2,957,156	3,012,603	3,069,089	3,126,635	3,185,259	3,244,983	3,305,826	4,054,262	4,130,279	6,221,787	8,352,510	10,407,915	10,407,915	1 0	1 0	-26,963,510
	Oponing Balanco	0																							

## Appendix 6: Residential appraisals – South Woodham Ferrers

	UNITS		300		Aff - rented	65%	% of Aff	68.25	6	В	Density	35	units/ha	Total	12.245	Su	ıb Area S	SWF					
	Afforda	ble	35%	105	Shared Owr	10%		10.50	1	1	Net:Gross		-	Gross	12.245 ha	Gr	reen Bro	Green					
					First Home:		% of Aff	26.25	2	_				Net	8.571 ha	Us		Agricultur	al				
								105	10	_													
					M	larket						Affordable	e for Rent		Sha	red Own	nership			First H	omes		
	Beds	m2	Circulation	195		Rounded	m2		m2	Circulation	68		Rounded	m2	11	Ro	unded	m2	26		Rounded	m2	
Terrace	2	73	0.0%	15%	29.25	29	2,117		70	0.0%	15%	10.20	10	700	20%	2.20	2	140	20%	5.20	4	280	
Terrace	3	86	0.0%	10%	19.50	20	1,720		84	0.0%	15%	10.20	10	840	15%	1.65	2	168	15%	3.90	4	336	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	3.40	3	291		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	15%	29.25	29	2,349		79	0.0%	15%	10.20	10	790	25%	2.75	3	237	25%	6.50	7	553	
Semi	3	98	0.0%	20%	39.00	39	3,822		93	0.0%	15%	10.20	10	930	10%	1.10	1	93	10%	2.60	3	279	
Semi	4	106	0.0%	10%	19.50	20	2,120		106	0.0%	5%	3.40	4	424	10%	1.10	1	106	10%	2.60	3	318	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	19.50	20	2,600		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	19.50	20	2,800		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	19.50	18	792		39	10.0%	30%	20.40	21	901	20%	2.20	2	86	20%	5.20	5	215	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	195.00	195	18,320				100%	68.00	68	4,876	100%	11.00	11	830	100%	26.00	26	1,981	
			BCIS								Occupant	S		Populatio	n	ha	a per dw	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402	1,402	3,237	4,538,274				Terrace	2	45		0		0.0040	Strategic (	Open Spa	ce			
Terrace	3			1,402	1,402	3,064	4,295,728				Terrace	3	36		0		0.0024	Natural O	pen Spac	e			
Terrace	4			1,402	1,402	291	407,982				Terrace	4	3		0								
Semi	2			1,434	1,434	3,929	5,634,186				Semi	2	49	0	0								
Semi	3			1,434	1,434	5,124	7,347,816				Semi	3	53	0	0								
Semi	4			1,434	1,434	2,968	4,256,112				Semi	4	28	0	0					Open Spac	ce Requir	2.490	
Det	3			1,647	1,647	0	0				Det	3	0	0	0					Gross - Ne	t	3.673	
Det	4			1,647	1,647	2,600	4,282,200				Det	4	20	0	0		0.0083	ha		Shortfall /	Surplus	1.183	
Det	5			1,647	1,647	2,800	4,611,600				Det	5	20		0								
Flat to5	1			1,612	1,612	1,993	3,213,038				Flat to5	1	46		0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0	Su	ımmary			Constru	uction	Salea	b
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	Α
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0	Ma	arket Ho	ousing	195	18,320	93.95	18,248	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0	Af	f - rente	d	68	4,876	71.70	4,794	
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0	Sh	nared Ow	vnership	11	830	75.44	822	_
						26,006	38,586,936							Residents	0	Fir	rst Home	es	26	1,981	76.17	1,961	
																			300			25,825	

100 Urban E	dge								Rounded		Modelling	3		Area ha			Character	istics					
2	UNITS		100		Aff - rented	65%	% of Aff	22.75	23	3	Density	35	units/ha	Total	4.082		Sub Area	SWF					
	Afforda	ble	35%	35	Shared Own	10%		3.50	4	ı	Net:Gross	70%		Gross	4.082 ha	a	Green Bro	Green					
					First Homes	25%	% of Aff	8.75	9	)				Net	2.857 ha	а	Use	Agricultu	ral				
								35	36	i													
					M	larket						Affordabl	e for Rent		9	Shared O	wnership			First H	omes		
	Beds	m2	Circulation	65		Rounded	m2		m2	Circulation	23		Rounded		4		Rounded	m2			Rounded	m2	
Terrace	2	73	0.0%	15%	9.75	10	730		70	0.0%	15%	3.45	3	210	20%	0.80	1	70		1.80	2	140	0
Terrace	3	86	0.0%	10%	6.50	7	602		84	0.0%	15%	3.45	3	252	15%	0.60	1	84	15%	1.35	1	84	4
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	1.15		97		0.00	0	0		0.00	0	(	_
Semi	2	81	0.0%	15%	9.75	10	810		79	0.0%	15%	3.45	4	316	25%	1.00	1	79		2.25	2	158	
Semi	3	98	0.0%	20%	13.00	13	1,274		93	0.0%	15%	3.45	4	372	10%	0.40	0	0	10%	0.90	1	93	
Semi	4	106	0.0%	10%	6.50	7	742		106	0.0%	5%	1.15	1	106	10%	0.40	0	0	10%	0.90	1	106	6
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	_		0.00	0	0		0.00	0	(	0
Det	4	130	0.0%	10%	6.50	7	910		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	0
Det	5	140	0.0%	10%	6.50	7	980		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	0
Flat to5	1	40	10.0%	10%	6.50	4	176		39	10.0%	30%	6.90	7	300	20%	0.80	1	43	20%	1.80	2	86	6
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	(	0
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	(	0
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	(	0
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	(	0
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	(	0
				100%	65.00	65	6,224				100%	23.00	23	1,653	100%	4.00	4	276	100%	9.00	9	667	7
			BCIS								Occupants	5		Population	n		ha per dv	elling					
			Lower Q		Used	m2						Beds	Count	per unit				Local Ope					
Terrace	2			1,402	1,402		1,612,300				Terrace	2	16		0		0.0040	Strategic	Open Spac	e			
Terrace	3			1,402	1,402	1,022	1,432,844				Terrace	3	12	0	0		0.0024	Natural C	pen Space				
Terrace	4			1,402	1,402	97	135,994				Terrace	4	1		0		0.0000	0.0000					
Semi	2			1,434	1,434	1,363	1,954,542				Semi	2	17		0		0.0000	0.0000					
Semi	3			1,434	1,434	1,739	2,493,726				Semi	3	18	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	954	1,368,036				Semi	4	9		0		0.0000	0.0000		Open Spa	ce Requir	0.830	_
Det	3			1,647	1,647	0	0				Det	3	0		0		0.0000	0.0000		Gross - Ne	t	1.224	
Det	4			1,647	1,647	910	1,498,770				Det	4	7		0		0.0083	ha		Shortfall /	Surplus	0.394	4
Det	5			1,647	1,647	980	1,614,060				Det	5	7	v	0								
Flat to5	1			1,612	1,612	605	975,260				Flat to5	1	14		0								
Flat to5	2			1,612	1,612		0				Flat to5	2	0		0		Summary			Constru		Sale	
Flat to5	3			1,612	1,612	_	0				Flat to5	3	0		0				Units	m2	Average		2 A
Flat 6+	1			1,906	1,906	$\overline{}$	0				Flat 6+	1	0		0		Market H	ousing	65	6,224	95.75	6,208	
Flat 6+	2			1,906	1,906		0				Flat 6+	2	0		0		Aff - rente	d	23	1,653	71.88	1,626	6
Flat 6+	3			1,906	1,906	_	0				Flat 6+	3	0	0	0		Shared O	wnership	4	276	68.98	272	
						8,820	13,085,532							Residents	0		First Hom	es	9	667	74.09	659	
							1,484	01-0											101	8.820		8,765	- [

3	10 urban	UNITS		40		Aff - rented	CEN/	% of Aff	9.1	Rounded	<del>\</del>	Modellin	_	units/ha	Area ha	1.429		Character						
3								% OT ATT	1.40			Density						Sub Area						
		Afforda	ble	35%	14	Shared Own						Net:Gross	80%		Gross	1.429		Green Bro						
						First Homes	25%	% of Aff	3.5	4	•				Net	1.143	ha	Use	Agricultu	al				
									14	14	1										-1			_
							larket	_						e for Rent			Shared C	wnership	_		First I			_
_		Beds		Circulation	26		Rounded	m2		m2	Circulation	9		Rounded		1		Rounded	m2	4		Rounded	m	
Terr		2	73	0.0%	15%	3.90	4	292		70	0.0%	15%	1.35		1 70	20%	0.20		0	20%	0.80	1	7	
Terr		3	86	0.0%	10%	2.60	3	258		84	0.0%	15%	1.35		L 84	15%	0.15		0	15%	0.60		8	_
Terr		4	97	0.0%		0.00	0	0		97	0.0%	5%	0.45		97		0.00	0	0		0.00	0	_	0
Sem		2	81	0.0%	15%	3.90	4	324		79	0.0%	15%	1.35		L 79	25%	0.25			25%	1.00	1	_	79
Sem		3	98	0.0%	20%	5.20	5	490		93	0.0%	15%	1.35		1 93	10%	0.10			10%	0.40	0		0
Sem		4	106	0.0%	10%	2.60	3	318		106	0.0%	5%	0.45		106	10%	0.10	0	_	10%	0.40	0		0
Det		3	120	0.0%		0.00	0	0		102	0.0%		0.00	(			0.00	_	_		0.00	0		0
Det		4	130	0.0%	10%	2.60	3	390		115	0.0%		0.00	(	1		0.00	0			0.00	0		0
Det		5	140	0.0%	10%	2.60	3	420		119	0.0%		0.00	(	-		0.00	0	_		0.00	0		0
Flat		1	40	10.0%	10%	2.60	1	44		39	10.0%	30%	2.70	3		20%	0.20	0		20%	0.80	1	_	43
Flat		2	65	10.0%		0.00	0	0		61	10.0%		0.00	(	-		0.00	0			0.00	0		0
Flat		3	80	10.0%		0.00	0	_		74	10.0%		0.00	(			0.00	_			0.00	0		0
Flat	t 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	(			0.00	0			0.00	0		0
Flat	t 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	(	-		0.00	0			0.00	0	_	0
Flat	t 6+	3	80	15.0%		0.00	0	_		74	15.0%		0.00	(			0.00	0	_		0.00	0		0
					100%	26.00	26	2,536				100%	9.00	9	658	100%	1.00	1	79	100%	4.00	4	27	6
				BCIS								Occupant			Populatio	n		ha per dv						
				Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope					
	race	2			1,402	1,402		605,664				Terrace	2	- 6	5 0	0				Open Spac				
-	race	3			1,402			597,252				Terrace	3		_	0				pen Space				
Terr	race	4			1,402	1,402	97	135,994				Terrace	4	1	L 0	0		0.0000						
Sem	ni	2			1,434	1,434	561	804,474				Semi	2	7	7 0	0		0.0000	0.0000					
Sem		3			1,434	1,434	583	836,022				Semi	3	(		0		0.0000	0.0000					
Sem		4			1,434	1,434	424	608,016				Semi	4	4	1 0	0		0.0000	0.0000	-	Open Spa		0.33	_
Det		3			1,647	1,647	0	0				Det	3	(	-	0		0.0000	0.0000		Gross - N		0.28	
Det		4			1,647	1,647	390	642,330				Det	4	3		0		0.0083	ha		Shortfall	/ Surplus	-0.04	6
Det		5			1,647	1,647	420	691,740				Det	5	3		0								
Flat		1			1,612	1,612	216	347,547				Flat to5	1			0								
Flat	t to5	2			1,612	1,612	0	0				Flat to5	2	(	_	0		Summary				uction		leab
Flat		3			1,612	1,612	0	0				Flat to5	3	(	, ,	0				Units		Average		12 A
Flat	t 6+	1			1,906	1,906		0				Flat 6+	1	(	0	0		Market H		26	2,536		2,53	_
Flat	t 6+	2			1,906	1,906		0				Flat 6+	2	(	0	0		Aff - rente	ed	9	658		64	$\overline{}$
Flat	t 6+	3			1,906	1,906	_	0				Flat 6+	3	(	0	0		Shared O	wnership	1	79			79
							3,549	5,269,039							Residents	0		First Hom	es	4	276	68.98	27	
								1.485	f/m2											40	3,549		3,52	19

GF - 20 urba	n edge								Rounded		Modelling	g		Area ha			Characteri	stics					
4	UNITS		20		Aff - rented	65% %	of Aff	4.55	5	i	Density	30	units/ha	Total	0.833		Sub Area S	SWF					
	Afforda	ble	35%	7	Shared Own	10%		0.70	1		Net:Gross	80%		Gross	0.833	ha	Green Brc (	Green					
					First Homes	25% %	of Aff	1.75	2					Net	0.667	ha	Use A	Agricultur	al				
								7	8	3								_					
					N	larket						Affordable	e for Rent			Shared C	Ownership			First H	lomes		1
	Beds	m2	Circulation	13		Rounded	m2		m2	Circulation	5		Rounded	m2	1		Rounded	m2	2		Rounded	m2	2
Terrace	2	73	0.0%	15%	1.95	2	146		70	0.0%	15%	0.75	1	70	20%	0.20	0	0	20%	0.40	0	0	j
Terrace	3	86	0.0%	10%	1.30	1	86		84	0.0%	15%	0.75	1	84	15%	0.15	0	0	15%	0.30	0	0	ر
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	0.25	0	0		0.00	0	0		0.00	0	0	)
Semi	2	81	0.0%	15%	1.95	2	162		79	0.0%	15%	0.75	1	79	25%	0.25	1	79	25%	0.50	2	158	3
Semi	3	98	0.0%	20%	2.60	3	294		93	0.0%	15%	0.75	0	0	10%	0.10	0	0	10%	0.20	0	0	آر
Semi	4	106	0.0%	10%	1.30	2	212		106	0.0%	5%	0.25	0	0	10%	0.10	0	0	10%	0.20	0	0	Ĭ
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Det	4	130	0.0%	10%	1.30	1	130		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Det	5	140	0.0%	10%	1.30	1	140		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	آر
Flat to5	1	40	10.0%	10%	1.30	1	44		39	10.0%	30%	1.50	2	86	20%	0.20	0	0	20%	0.40	0	0	آر
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ĩ
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	آر
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	آر
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	آر
				100%	13.00	13	1,214				100%	5.00	5	319	100%	1.00	1	79	100%	2.00	2	158	3
			BCIS								Occupants	5		Populatio	n		ha per dwe	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019 L	ocal Ope	n Space				
Terrace	2			1,402	1,402	216	302,832				Terrace	2	3	. 0	0				Open Spa	ie .			
Terrace	3			1,402	1,402	170	238,340				Terrace	3	2	0	0		0.0024	Natural O	pen Space	2			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	478	685,452				Semi	2	6	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	294	421,596				Semi	3	3	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008				Semi	4	2	0	0		0.0000	0.0000		Open Spa	ce Requir	0.166	ز
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - No		0.167	7
Det	4			1,647	1,647	130	214,110				Det	4	1	0	0		0.0083			Shortfall		0.001	_
Det	5			1,647	1,647	140	230,580				Det	5	1	0	0						-		1
Flat to5	1			1,612	1,612	130	209,238				Flat to5	1	3	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary			Constr	uction	Sale	eab
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	2 4
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market Ho	using	13	1,214	93.38	1,210	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rented		5	319	63.76	311	_
	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared Ow		1	79	79.00	79	_
Flat 6+				_,_ 00	_,500							-									-		
Flat 6+						1.770	2,606,156							Residents	ol		First Home	25	2	158	79.00	158	3

GF - 12 urba	_							-	Rounded	1	Modelling			Area ha			Characteri						
5	UNITS		12		Aff - rented		% of Aff	2.73		3	Density		units/ha		0.500		Sub Area						
	Afforda	ble	35%	4.2	Shared Own	10%		0.42	(	)	Net:Gross	80%		Gross	0.500		Green Bro	Green					
					First Homes	25%	% of Aff	1.05		l				Net	0.400	ha	Use .	Agricultur	al				
								4.2	4	1													
					M	larket						Affordable	e for Rent			Shared O	wnership			First Hon	nes		
	Beds	m2	Circulation	8		Rounded	m2		m2	Circulation	3		Rounded	m2	0		Rounded	m2	1	Ro	unded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%	15%	0.45	1	70	20%	0.00	0	0	20%	0.20	1	70	1
Terrace	3	86	0.0%		0.00	0	0		84	0.0%	15%	0.45	1	84	15%	0.00	0	0	15%	0.15	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	0.15	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%	15%	0.45	0	0	25%	0.00	0	0	25%	0.25	0	0	
Semi	3	98	0.0%	60%	4.80	4	392		93	0.0%	15%	0.45	0	0	10%	0.00	0	0	10%	0.10	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%	5%	0.15	0	0	10%	0.00	0	0	10%	0.10	0	0	T
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	20%	1.60	2	260		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	20%	1.60	2	280		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	30%	0.90	1	43	20%	0.00	0	0	20%	0.20	0	0	1
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	t
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	t
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	t
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	t
				100%	8.00	8	932				100%	3.00	3	197	100%	0.00	0	0	100%	1.00	1	70	t
																							1
			BCIS								Occupants	,		Populatio	n		ha per dw	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope	n Space				
Terrace	2			1,402	1,402	140	196,280				Terrace	2	2	. 0	0			Strategic (		ce			
Terrace	3			1,402	1,402	84	,				Terrace	3	1	0	0			Natural O					
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1.434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	392	562,128				Semi	3	4	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	-				Semi	4	0	0	0		0.0000	0.0000		Open Space	Requir	0.100	t
Det	3			1,647	1.647	0	_				Det	3	0	_	0		0.0000	0.0000		Gross - Net		0.100	t
Det	4			1,647	1,647	260					Det	4	2	0	0		0.0083			Shortfall / Su	urplus	0.000	-
Det	5			1.647	1.647	280					Det	5	2	0	0						2		1
Flat to5	1			1,612	1,612	43	,				Flat to5	1	1	0	0								
Flat to5	2			1,612	1,612	0	,				Flat to5	2	0	0	0		Summary			Construct	ion	Sale	al
Flat to5	3			1,612	1,612	0	-				Flat to5	3	0	0	0				Units		verage	m2	_
Flat 6+	1			1,906	1,906	0	_				Flat 6+	1	0	0	0		Market Ho	ousing	8		116.50	932	
Flat 6+	2			1,906	1,906	0					Flat 6+	2	0	0	0		Aff - rente		3	197	65.63	193	
Flat 6+	3			1,906	1,906	0					Flat 6+	3	0	0	0		Shared Ov	-	0		70.00	0	۲
	+ -			2,200	2,500	1,199	1,834,711							Residents	0		First Home		1	70	70.00	70	+
						-,		£/m2											12			1,195	-

eld - 125 Urb	an Area								ounde	d	Modelling	3		Area ha			Characte	istics					
6	UNITS		125		Aff - rented	65%	% of Aff	28.4375	2	8	Density	65	units/ha	Total	2.747		Sub Area	SWF					
	Afforda	able	35%	43.75	Shared Own	10%		4.38		4	Net:Gross	70%		Gross	2.747 h	ia (	Green Bro	Brown					
					First Homes	25%	% of Aff	10.9375	1	1				Net	1.923 h	ia I	Use	PDL					
								43.75	4	3													
					M	arket						Affordabl	e for Rent			Shared Ov	vnership			First H	lomes		
	Beds	m2	Circulation	81		Rounded	m2		m2	Circulation	28		Rounded		4		Rounded	m2	11		Rounded	m2	
Terrace	2	73	0.0%	25%	20.25	20	1,460		70	0.0%	15%	4.20	4	280	40%	1.60	2	140	40%	4.40	4	280	
Terrace	3	86	0.0%	25%	20.25	20	1,720		84	0.0%	10%	2.80	3	252	25%	1.00	1	84	25%	2.75	3	252	
Terrace	4	97	0.0%	10%	8.10	8	776		97	0.0%	10%	2.80	3	291	10%	0.40	0	0	10%	1.10	1	97	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	15%	12.15	13	1,274		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	E
Semi	4	106	0.0%	10%	8.10	8	848		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	E
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Œ
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	(
Flat to5	1	40	10.0%	5%	4.05	4	176		39	10.0%	30%	8.40	8	343	10%	0.40	1	43	10%	1.10	1	43	
Flat to5	2	65	10.0%	10%	8.10	8	572		61	10.0%	20%	5.60	6	403	10%	0.40	0	0	10%	1.10	1	67	1
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	15%	4.20	4	326	5%	0.20	0	0	5%	0.55	1	81	Τ
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	T
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	T
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	E
				100%	81.00	81	6,826				100%	28.00	28	1,894	100%	4.00	4	267	100%	11.00	11	820	Г
			BCIS								Occupants	5		Populatio	n		ha per dv	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402	1,402	2,160	3,028,320				Terrace	2	30	0	0		0.0040	Strategic	Open Spac	e			
Terrace	3			1,402	1,402	2,308	3,235,816				Terrace	3	27	0	0		0.0024	Natural C	pen Space	•			
Terrace	4			1,402	1,402	1,164	1,631,928				Terrace	4	12	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	1,274	1,826,916				Semi	3	13	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	848	1,216,032				Semi	4	8	0	0		0.0000	0.0000		Open Spa	ce Requir	1.038	í
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	et	0.824	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083	ha		Shortfall	/ Surplus	-0.213	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	605	975,260				Flat to5	1	14	0	0								
Flat to5	2			1,612	1,612	1,042	1,679,220				Flat to5	2	15	0	0		Summary			Constr	uction	Sale	al
Flat to5	3			1,612	1,612	407	656,084				Flat to5	3	5	0	0				Units	m2	Average	m2	
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	ousing	81	6,826	84.27	6,758	I
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0	,	Aff - rent	ed	28	1,894	67.66	1,797	T
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared O	wnership	4	267	66.73	263	I
						9,808	14,249,576							Residents	0		First Hom	nes	11	820	74.58	803	Г
							1,453	-1 -											124	9.808		9,621	1

eld - 50 Urbar	n Area								Rounded		Modelling	g		Area ha			Characteri	stics					
7	UNITS		50		Aff - rented	65% %	of Aff	11.375	11		Density	65	units/ha	Total	0.962		Sub Area S	SWF					
	Afforda	ble	35%	17.5	Shared Own	10%		1.75	2		Net:Gross	80%		Gross	0.962 h	a	Green Brok	Brown					
					First Homes	25% %	of Aff	4.375	4					Net	0.769 h	a	Use I	PDL					
								17.5	17	1													
					M	arket						Affordable	for Rent			Shared O	wnership			First H	omes		
	Beds	m2	Circulation	33		Rounded	m2		m2	Circulation	11		Rounded	m2	2		Rounded	m2	4		Rounded	m2	
Terrace	2	73	0.0%	25%	8.25	8	584		70	0.0%	15%	1.65	2	140	40%	0.80	1	70	40%	1.60	3	210	
Terrace	3	86	0.0%	25%	8.25	8	688		84	0.0%	10%	1.10	1	84	25%	0.50	1	84	25%	1.00	1	84	
Terrace	4	97	0.0%	10%	3.30	3	291		97	0.0%	10%	1.10	1	97	10%	0.20	0	0	10%	0.40	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	15%	4.95	5	490		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	10%	3.30	4	424		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	1.65	2	88		39	10.0%	30%	3.30	3	129	10%	0.20	0	0	10%	0.40	0	0	
Flat to5	2	65	10.0%	10%	3.30	3	215		61	10.0%	20%	2.20	2	134	10%	0.20	0	0	10%	0.40	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	15%	1.65	2	163	5%	0.10	0	0	5%	0.20	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	33.00	33	2,780				100%	11.00	11	747	100%	2.00	2	154	100%	4.00	4	294	
			BCIS								Occupants	5		Populatio	n		ha per dw	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	ocal Ope	n Space				
Terrace	2			1,402	1,402	1,004	1,407,608				Terrace	2	14	0	0		0.0040	Strategic	Open Spa	ce			
Terrace	3			1,402	1,402	940	1,317,880				Terrace	3	11	0	0		0.0024	Natural O	pen Spac	e			
Terrace	4			1,402	1,402	388	543,976				Terrace	4	4	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	490	702,660				Semi	3	5	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	424	608,016				Semi	4	4	0	0		0.0000	0.0000		Open Space	ce Requir	0.415	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	t	0.192	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083	na		Shortfall /	Surplus	-0.223	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	217	349,320				Flat to5	1	5	0	0								
Flat to5	2			1,612	1,612	349	562,104				Flat to5	2	5	0	0		Summary			Constru	uction	Sale	_
Flat to5	3			1,612	1,612	163	262,434				Flat to5	3	2	0	0				Units		Average	m2	
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market Ho	using	33	2,780	84.23	2,752	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente	d	11	747	67.88	708	
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared Ow	nership	2	154	77.00	154	E
						3,974	5,753,998							Residents	0		First Home	25	4	294	73.50	294	$\Gamma$
							1,448												50	3,974		3,908	

eld - 25 Urba	n Area								Rounded		Modelling	g		Area ha			Character	istics					
8	UNITS		25		Aff - rented	65% %	of Aff	5.6875	6		Density	65	units/ha	Total	0.592		Sub Area	SWF					
	Afforda	able	35%	8.75	Shared Own	10%		0.88	1		Net:Gross	80%		Gross	0.481	ha	Green Bro	Brown					
					First Homes	25% %	of Aff	2.1875	2					Net	0.385	ha	Use	PDL					
								8.75	9														
					M	larket						Affordable	e for Rent			Shared C	Ownership			First H	lomes		1
	Beds	m2	Circulation	16		Rounded	m2		m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2	2
Terrace	2	73	0.0%	25%	4.00	4	292		70	0.0%	15%	0.90	1	70	40%	0.40	1	70	40%	0.80	1	70	ō
Terrace	3	86	0.0%	25%	4.00	4	344		84	0.0%	10%	0.60	1	84	25%	0.25	0	0	25%	0.50	1	84	4
Terrace	4	97	0.0%	10%	1.60	2	194		97	0.0%	10%	0.60	1	97	10%	0.10	0	0	10%	0.20	0	0	5
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ō
Semi	3	98	0.0%	15%	2.40	2	196		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ō
Semi	4	106	0.0%	10%	1.60	2	212		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ō
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	o
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ō
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ō
Flat to5	1	40	10.0%	5%	0.80	1	44		39	10.0%	30%	1.80	2	86	10%	0.10			10%	0.20	0	0	o
Flat to5	2	65	10.0%	10%	1.60	1	72		61	10.0%	20%	1.20	1	67	10%	0.10	0	0	10%	0.20	0	0	ō
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	15%	0.90	0	0	5%	0.05	0	0	5%	0.10	0	0	ō
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ō
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00		0		0.00	0	0	ā
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ō
				100%	16.00	16	1.354				100%	6.00	6	404	100%	1.00	1	70	100%	2.00	2	154	4
							-																
			BCIS								Occupants	5		Populatio	n		ha per dv	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope	n Space				
Terrace	2			1,402	1,402	502	703.804				Terrace	2	7	0	0			Strategic		re .			
Terrace	3			1,402	1,402	512	717,824				Terrace	3	6	0	0			Natural 0					
Terrace	4			1,402	1,402	291	407,982				Terrace	4	3	0	0		0.0000	0.0000					
Semi	2			1,434	1.434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	196	281.064				Semi	3	2	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008				Semi	4	2	0	0		0.0000	0.0000		Open Spa	ce Requir	0.208	8
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	-	0.096	_
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083			Shortfall		-0.111	_
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	130	209,238				Flat to5	1	3	0	0								
Flat to5	2			1,612	1,612	139	223,423				Flat to5	2	2	0	0		Summary			Constr	uction	Sale	eab
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	_
	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	ousing	16	1,354	84.59	1,343	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente	_	6	404	67.32	390	$\overline{}$
Flat 6+						-					-	3		0	0		Shared O		1	70	77.00	70	_
Flat 6+	3			1.906	1.906	0	OI.				iriat 6+ i	5	U										
	_			1,906	1,906	1.981	2.847.343				Flat 6+	5	0	Residents	0		First Hom		2	154	77.00	154	_

eld - 12 Urba	n Area							R	ounde	d	Modellin	g		Area ha		(	Characte	ristics					
9	UNITS		12		Aff - rented	65%	% of Aff	2.73		3	Density	65	units/ha	Total	0.185		Sub Area	SWF					
	Afforda	able	35%	4.2	Shared Own	10%		0.42		0	Net:Gross	100%		Gross	0.185 h	a (	Green Br	Brown					
					First Homes	25%	% of Aff	1.05		1				Net	0.185 h	a I	Use	PDL					
								4.2		4													
					M	larket						Affordable	for Rent			Shared Ov	wnership			First H	omes		
	Beds	m2	Circulation	8		Rounded	m2		m2	Circulation	3		Rounded	m2	0	F	Rounded	m2	1		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0	100%	0.00	0	0	100%	1.00	1	70	i
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	30%	2.40	2	162		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	T
Semi	3	98	0.0%	40%	3.20	4	392		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	4	106	0.0%	30%	2.40	2	212		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	1.50	2	86		0.00	0	0		0.00	0	0	1
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	50%	1.50	1	67		0.00	0	0		0.00	0	0	1
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
				100%	8.00	8	766				100%	3.00	3	153	100%	0.00	0	0	100%	1.00	1	70	1
			BCIS								Occupant	s		Populatio	n	1	ha per dv	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	en Space				
Terrace	2			1,402	1,402	70	98,140				Terrace	2	1	0	0		0.0040	Strategic	Open Spac	:e			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Space	2			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	162	232,308				Semi	2	2	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	392	562,128				Semi	3	4	0	0		0.0000						
Semi	4			1,434	1,434	212	304,008				Semi	4	2	0	0		0.0000	0.0000		Open Spa	ce Requir	0.100	į
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	et	0.000	-
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083	ha		Shortfall /	Surplus	-0.100	1
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	86	138,310				Flat to5	1	2	0	0								
Flat to5	2			1,612	1,612	67	108,165				Flat to5	2	1	0	0		Summary			Constr	uction	Sale	_
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units		Average	m2	
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0	I	Market H	ousing	8	766	95.75	766	i
	2			1,906	1,906	0	0				Flat 6+	2	0	0	0	,	Aff - rent	ed	3	153	50.97	139	1
Flat 6+				1,906	1.906	0	0				Flat 6+	3	0	0	0		Shared O	wnership	0	0	70.00	0	
Flat 6+	3			1,500	2,500																		_
	3			1,500	2,500	989	1,443,059							Residents	0		First Hon	nes	1	70	70.00	70	1

BF 250									Rounde	d	Modellin	g		Area ha		(	Character	istics					
10	UNITS		250		Aff - rented	65%	% of Aff	56.875	5	57	Density	80	units/ha	Total	4.464		Sub Area	SWF					
	Afforda	ble	35%	87.5	Shared Own	10%		8.75		9	Net:Gross	70%		Gross	4.464 h	ia (	Green Bro	Brown					
					First Homes	25%	% of Aff	21.875	2	22				Net	3.125 h	ia I	Use	PDL					
								87.5	8	8													
					Ma	arket						Affordable	e for Rent			Shared Ov	vnership			First H	lomes		
	Beds	m2	Circulation	163	F	Rounded	m2		m2	Circulation	57		Rounded	m2	9	F	Rounded	m2	22		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	8.15	8	352		39	10.0%	35%	19.95	20		20%	1.80	2	86	20%	4.40	4	172	
Flat to5	2	65	10.0%	50%	81.50	82	5,863		61	10.0%	30%	17.10	17		45%	4.05	4	268	45%	9.90	10	671	
Flat to5	3	80	10.0%	45%	73.35	73	6,424		74	10.0%	35%	19.95	20	1,628	35%	3.15	3	244	35%	7.70	8	651	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	163.00	163	12,639				100%	57.00	57	3,627	100%	9.00	9	598	100%	22.00	22	1,494	
			BCIS								Occupant			Populatio	n		ha per dv						
			Lower Q	Median		m2							Count	per unit				Local Ope					
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategic					
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0			Natural O	pen Space	2			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	_		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0			0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0			0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	_		0.0000	0.0000		Open Spa		2.075	
Det	3			1,647	1,647	0	0				Det	3	0	0			0.0000	0.0000		Gross - N		1.339	
Det	4			1,647	1,647	0	0				Det	4	0	0			0.0083	ha		Shortfall	/ Surplus	-0.736	_
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	1,467	2,365,449				Flat to5	1	34		0								
Flat to5	2			1,612	1,612	7,943	12,804,277				Flat to5	2	113	_			Summary				uction	Sale	_
Flat to5	3			1,612	1,612	8,947	14,423,209				Flat to5	3	104	_	0				Units	m2			
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H		163	12,639	77.54	11,490	_
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente		57	3,627	63.63	3,297	
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0			wnership	9	598	66.49	544	
						18,358	29,592,935							Residents	0		First Hom	es	22		67.90	1,358	
							1,612	f/m2											251	18,358		16,689	1

F 250 HD									Rounded		Modellin	g		Area ha			Characteri	istics					
1	UNITS		250		Aff - rented	65%	% of Aff	56.875	57	7	Density	160	units/ha	Total	1.953		Sub Area	SWF					
	Afforda	able	35%	87.5	Shared Own	10%		8.75	9	)	Net:Gross	80%		Gross	1.953	ha	Green Bro	Brown					
					First Homes	25%	% of Aff	21.875	22	2				Net	1.563	ha	Use	PDL					
								87.5	88	3													
					Ma	arket						Affordable	for Rent			Shared O	wnership			First H	lomes		Π
	Beds	m2	Circulation	162		Rounded	m2		m2	Circulation	57		Rounded	m2	9		Rounded	m2	22		Rounded	m2	1
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	1	40	15.0%	5%	8.10	8	368		39	15.0%	35%	19.95	20	897	20%	1.80	2	90	20%	4.40	4	179	)
Flat 6+	2	65	15.0%	50%	81.00	81	6,055		61	15.0%	30%	17.10	17	1,193	45%	4.05	4	281	45%	9.90	10	702	2
Flat 6+	3	80	15.0%	45%	72.90	73	6,716		74	15.0%	35%	19.95	20	1,702	35%	3.15	3	255	35%	7.70	8	681	
				100%	162.00	162	13,139				100%	57.00	57	3,792	100%	9.00	9	626	100%	22.00	22	1,562	2
																							Т
			BCIS								Occupant	S		Populatio	n		ha per dw	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0		0.0040	Strategic	Open Spa	ce			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural 0	pen Space	e			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	2.075	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	et	0.391	į.
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083	ha		Shortfall	/ Surplus	-1.684	4
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary			Constr	uction	Sale	ab
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	2 A
Flat 6+	1			1,906	1,906	1,534	2,923,995				Flat 6+	1	34	0	0		Market Ho	ousing	162	13,139	81.10	11,425	
Flat 6+	2			1,906	1,906	8,229	15,685,236				Flat 6+	2	112	0	0		Aff - rente	d	57	3,792	66.52	3,297	/
	3			1,906	1,906	9,354	17,828,915				Flat 6+	3	104	0	0		Shared Ov	vnership	9	626	69.51	544	Ī
Flat 6+																							+
Flat 6+						19,118	36,438,146							Residents	0		First Home	es	22	1,562	70.99	1,358	1

BF 155									Rounded		Modellin	g		Area ha			Character	istics					
2	UNITS		155		Aff - rented	65% %	of Aff	35.2625	35		Density	100	units/ha	Total	1.938		Sub Area	SWF					
	Afforda	ble	35%	54.25	Shared Own	10%		5.43	5		Net:Gross	80%		Gross	1.938	ha	Green Bro	Brown					
					First Homes	25% %	of Aff	13.5625	14					Net	1.550	ha	Use	PDL					
								54.25	54														
					М	arket						Affordable	e for Rent			Shared C	Ownership			First H	lomes		1
	Beds	m2	Circulation	101		Rounded	m2		m2	Circulation	35		Rounded	m2	5		Rounded	m2	14		Rounded	m2	1
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Flat to5	1	40	10.0%	5%	5.05	5	220		39	10.0%	35%	12.25	12	515	20%	1.00	1	43	20%	2.80	3	129	Ī
Flat to5	2	65	10.0%	50%	50.50	51	3,647		61	10.0%	30%	10.50	11	-	45%	2.25	2	134	45%	6.30	6	403	
Flat to5	3	80	10.0%	45%	45.45	45	3,960		74	10.0%	35%	12.25	12	977	35%	1.75	2	163	35%	4.90	5	407	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī
				100%	101.00	101	7,827				100%	35.00	35	2,230	100%	5.00	5	340	100%	14.00	14	938	š
			BCIS								Occupant	S		Populatio	n		ha per dw	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0		0.0040	Strategic	Open Spa	e			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0				pen Space				
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	1.287	7
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	et	0.388	3
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083	ha		Shortfall	/ Surplus	-0.899	1
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	906	1,461,117				Flat to5	1	21	0	0								
Flat to5	2			1,612	1,612	4,921	7,933,297				Flat to5	2	70	0	0		Summary			Constr	uction	Sale	eab
Flat to5	3			1,612	1,612	5,507	8,876,639				Flat to5	3	64	0	0				Units	m2	Average	m2	2 /
Flat 6+	1			1,906	1,906	0					Flat 6+	1	0	0	0		Market Ho	ousing	101	7,827	77.49	7,115	
	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente	_	35	2,230	63.71	2,027	
Flat 6+		_		1,906	1.906	0	0				Flat 6+	3	0	0	0		Shared Ov		5	340	67.98	309	-
Flat 6+ Flat 6+	3			1,900	1,5001																		
	3			1,906	1,500	11,334	18,271,053				i ide o.			Residents	0		First Hom	es	14	938	67.02	853	

BF 155 HD									lounde	_	Modelling			Area ha			Character						
13	UNITS		155		Aff - rented	65%	% of Aff	35.2625	3	5	Density	160	units/ha	Total	1.211		Sub Area	SWF					
	Afforda	ble	35%	54.25	Shared Own	10%		5.43		5	Net:Gross	80%		Gross	1.211	ha	Green Bro	Brown					
					First Homes	25%	% of Aff	13.5625	1	4				Net	0.969	ha	Use	PDL					
								54.25	5	4													
					Ma	arket						Affordable	for Rent			Shared O	vnership			First H	omes		
	Beds	m2	Circulation	101		Rounded	m2		m2	Circulation	35		Rounded	m2	5		Rounded	m2	14		Rounded	m2	
Terrace	2	73			0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86			0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97			0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81			0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98			0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106			0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120			0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130			0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140			0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40			0.00	0	0		39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	_		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%	5%	5.05	5	230		39	15.0%	35%	12.25	12	538	20%	1.00	1	45	20%	2.80	3	135	
Flat 6+	2	65	15.0%	50%	50.50	51	3,812		61	15.0%	30%	10.50	11	772	45%	2.25	2	140	45%	6.30	6	421	
Flat 6+	3	80	15.0%	45%	45.45	45	4,140		74	15.0%	35%	12.25	12	1,021	35%	1.75	2	170	35%	4.90	5	426	
				100%	101.00	101	8,182				100%	35.00	35	2,331	100%	5.00	5	355	100%	14.00	14	981	
			BCIS								Occupants	5		Populatio	n		ha per dv	/elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope					
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategic	Open Spac	e			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural O	pen Space				
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	0.667	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	et	0.242	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0043	ha		Shortfall /	Surplus	-0.424	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary			Constr	uction	Salea	_
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average		Α
Flat 6+	1			1,906	1,906	948	1,806,126				Flat 6+	1	21		0		Market H	ousing	101	8,182	81.01	7,115	
Flat 6+	2			1,906	1,906	5,145	9,806,561				Flat 6+	2	70	0	0		Aff - rente		35	2,331	66.60	2,027	
Flat 6+	3			1,906	1,906	5,757	10,972,651				Flat 6+	3	64	0	0		Shared O	wnership	5	355	71.07	309	
						11,850	22,585,338							Residents	0		First Hom	es	14	981	70.07	853	
							1,906	£/m2											155	11.850		10.304	

BF 75			75			550/ 0/			Rounded	4	Modelling		2. 0	Area ha	4 400		Character						
14	UNITS		75		Aff - rented	65% %	OT ATT	17.0625	17		Density		units/ha		1.103		Sub Area						
	Afforda	ble	35%		Shared Own	10%		2.63	3		Net:Gross	80%		Gross	1.103 h		Green Bro						
				F	First Homes	25% %	of Aff	6.5625	7					Net	0.882 h	na	Use	PDL					
								26.25	27														
						rket							e for Rent			Shared O				First F			1
	Beds	m2	Circulation	48		ounded	m2		m2	Circulation	17		Rounded		3		Rounded	m2	7		Rounded	m2	1
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	_
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	-		0.00	0	0		0.00	0	0	_
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	-		0.00	0	0		0.00	0	0	L
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	_		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	_		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	_		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	_		0.00	0	0		0.00	0	0	1
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	_		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	2.40	2	88		39	10.0%	35%	5.95	6		20%	0.60	1	43	20%	1.40	1	43	
Flat to5	2	65	10.0%	50%	24.00	24	1,716		61	10.0%	30%	5.10	5	336	45%	1.35	1	67	45%	3.15	4	268	
Flat to5	3	80	10.0%	45%	21.60	22	1,936		74	10.0%	35%	5.95	6	488	35%	1.05	1	81	35%	2.45	2	163	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	48.00	48	3,740				100%	17.00	17	1,081	100%	3.00	3	191	100%	7.00	7	474	
			BCIS								Occupants	5		Populatio	n		ha per dw	elling					
			Lower Q I	Median l	Used n	n2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0		0.0040	Strategic (	Open Spa	ce			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural O	pen Spac	e			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	0.623	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - No	et	0.221	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083	ha		Shortfall	/ Surplus	-0.402	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	431	695,094				Flat to5	1	10	0	0								
Flat to5	2			1,612	1,612	2,387	3,847,844				Flat to5	2	34	-	0		Summary			Constr	uction	Sale	abl
Flat to5	3			1,612	1,612	2,669	4.301.783				Flat to5	3	31		0				Units	m2		m2	_
Flat 6+	1			1.906	1.906	0	0				Flat 6+	1	0		0		Market Ho	ousing	48		77.92	3,400	_
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente		17	1,081	63.61	983	-
Flat 6+	3			1,906	1.906	0	0				Flat 6+	3	0	0	0		Shared Ov	_	3	191	63.80	174	-
				2,550	2,230	5,487	8,844,722							Residents	0		First Hom		7	474	67.73	431	_
1																							

35								F	lounde	d	Modellin	g		Area ha			Characte	ristics					
5	UNITS		35		Aff - rented	65%	% of Aff	7.9625		8	Density	80	units/ha	Total	0.438		Sub Area	SWF					
	Afforda	ble	35%	12.25	Shared Own	10%		1.23		1	Net:Gross	100%		Gross	0.438 h	na	Green Bro	Brown					
					First Homes	25%	% of Aff	3.0625		3				Net	0.438 h	na	Use	PDL					
								12.25	1	2													
					M	arket						Affordabl	e for Rent			Shared Ov	vnership			First H	lomes		
	Beds	m2	Circulation	23		Rounded	m2		m2	Circulation	8		Rounded	m2	1		Rounded	m2	3		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Γ
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ſ
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	1.15	1	44		39	10.0%	35%	2.80	3	129	20%	0.20	0	0	20%	0.60	1	43	
Flat to5	2	65	10.0%	50%	11.50	12	858		61	10.0%	30%	2.40	2	134	45%	0.45	1	67	45%	1.35	1	67	
Flat to5	3	80	10.0%	45%	10.35	10	880		74	10.0%	35%	2.80	3	244	35%	0.35	0	0	35%	1.05	1	81	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
				100%	23.00	23	1,782				100%	8.00	8	507	100%	1.00	1	67	100%	3.00	3	191	
			BCIS								Occupant	5		Populatio	on		ha per dv	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0		0.0040	Strategic	Open Spa	e			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Space	2			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	0.291	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	et	0.000	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083	ha		Shortfall	/ Surplus	-0.291	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	216	347,547				Flat to5	1	5	0	0								
Flat to5	2			1,612	1,612	1,126	1,815,757				Flat to5	2	16	0	0		Summary			Constr	uction	Sale	ab
Flat to5	3			1,612	1,612	1,206	1,943,427				Flat to5	3	14	0	0				Units	m2	Average	m2	A
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	ousing	23	1,782	77.48	1,620	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente		8	507	63.39	461	Г
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared O	wnership	1	67	67.10	61	Г
					·	2,548	4,106,731							Residents	0		First Hom	nes	3	191	63.80	174	Г
	_						1,612												35	2,548		2,316	$\overline{}$

2								l l	Rounded	i	Modellin	g		Area ha			Character	istics					
16	UNITS		12		Aff - rented	65%	% of Aff	2.73	3	3	Density	75	units/ha	Total	0.160		Sub Area	SWF					
	Afforda	able	35%	4.2	Shared Own	10%		0.42	(	)	Net:Gross	100%		Gross	0.160 ha		Green Bro	Brown					
					First Homes	25%	% of Aff	1.05	1					Net	0.160 ha		Use	PDL					
								4.2	4	1													
					N	Narket		İ				Affordabl	e for Rent		S	hared O	wnership			First H	omes		
	Beds	m2	Circulation	8		Rounded	m2		m2	Circulation	3		Rounded	m2	0		Rounded	m2	1	F	Rounded	m2	1
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j.
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	į.
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j.
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j .
Det	5	140	0.0%		0.00		_		119	0.0%		0.00	0			0.00	0	0		0.00	0	0	1
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	j .
Flat to5	2	65	10.0%	50%	4.00	4	286		61	10.0%	100%	3.00	3	201	100%	0.00	0	0	100%	1.00	1	67	
Flat to5	3	80	10.0%	50%	4.00		352		74	10.0%		0.00	0	_		0.00	0	0		0.00	0	0	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	j.
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
				100%	8.00	8	638				100%	3.00	3	201	100%	0.00	0	0	100%	1.00	1	67	
			BCIS								Occupant			Populatio	n		ha per dv						
			Lower Q		Used	m2						Beds	Count	per unit				Local Ope					
Terrace	2			1,402	1,402						Terrace	2	0		0			Strategic					
Terrace	3			1,402	1,402		0				Terrace	3	0	0	0			Natural C	pen Space	:			
Terrace	4			1,402	1,402		0				Terrace	4	0	_	0		0.0000	0.0000					
Semi	2			1,434	1,434		0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434		_				Semi	3	0	0	0		0.0000	0.0000					_
Semi	4			1,434	1,434						Semi	4	0		0		0.0000	0.0000		Open Spac	-	0.052	
Det	3			1,647	1,647		0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne		0.000	1
Det	4			1,647	1,647						Det	4	0	0	0		0.0043	ha		Shortfall /	Surplus	-0.052	1
Det	5			1,647	1,647						Det	5	0	_	0								
Flat to5	1			1,612	1,612		0				Flat to5	1	0	0	0								
Flat to5	2			1,612			893,693				Flat to5	2	8	_	0		Summary			Constru		Sale	_
Flat to5	3	_		1,612			567,424				Flat to5	3	4	0	0				Units		Average	m2	
Flat 6+	1			1,906	1,906		0				Flat 6+	1	0	0	0		Market H		8	638	79.75	580	-
Flat 6+	2			1,906	1,906		0				Flat 6+	2	0	0	0		Aff - rente		3	201	67.10	183	+
Flat 6+	3			1,906	1,906		_				Flat 6+	3	0	0	0			wnership	0	0	67.10	0	4
						906	1,461,117							Residents	0		First Hom	ies	1	67	67.10	61	-
							1,612	C/2										ı	12	906		824	AL.

-9								R	ounded	1	Modellin	g		Area ha			Character	istics					
7	UNITS		9		Aff - rented	65%	% of Aff	0	0	)	Density	30	units/ha	Total	0.300		Sub Area	SWF					
	Afford	able	0%	0	Shared Own	10%		0.00	0	)	Net:Gross	100%		Gross	0.300	ha	Green Bro	Green					
					First Homes	25%	% of Aff	0	0	)				Net	0.300	ha	Use	Paddock					
								0	0	)													
					М	arket						Affordable	e for Rent			Shared (	Ownership			First H	lomes		
	Beds	m2	Circulation	9		Rounded	m2		m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	67%	6.03	6	588		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%	22%	1.98	2	260		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	11%		1	140		119	0.0%		0.00	0	0		0.00		0		0.00	0	0	
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	40%	0.00	0	0		0.00		0		0.00	0	0	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	40%	0.00	0	0	100%	0.00		0	100%	0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00		0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00		0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00		0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00		0		0.00	0	0	
			25.010	100%	9.00	9	988			22.070	100%	0.00	0	0	100%	0.00		0	100%	0.00	0	0	
				20070	5.00	-	300				20070	0.00			20070	0.00			20070	0.00			
			BCIS								Occupant	5		Populatio	ın		ha per dw	velling					
				Median	Used	m2					- CCC POIN		Count	per unit				Local Ope	n Space				
Terrace	2		2011 21 2	1,402	1,402		0				Terrace	2	0	0	0				Open Space	e			
Terrace	3			1,402		0	0				Terrace	3	0	0	n				pen Space				
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000	)				
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3	+		1,434	1,434	588	843,192				Semi	3	6	0	n		0.0000	0.0000					
Semi	4	+		1,434	1,434	0	0,0,152				Semi	4	n	0	n		0.0000	0.0000		Open Spa	ce Requir	0.022	t
Det	3			1,647	1,647	0	0				Det	3	0	0	n		0.0000	0.0000		Gross - No		0.000	
Det	4			1,647	1,647	260	428.220				Det	4	2	0	n		0.0024			Shortfall		-0.022	
Det	5	+		1,647	1,647	140	230,580				Det	5	1	0	n		0.0024			S.Jordani	Carpius	0.022	
Flat to5	1	+		1,612	1,612	140	250,560				Flat to5	1	0	0	n								
Flat to5	2	+		1,612	1,612	0	0				Flat to5	2	0	0	n		Summary			Constr	uction	Sale	ab
Flat to5	3	+		1,612	1,612	0	0				Flat to5	3	0	0	0		Janniary		Units	m2		m2	_
Flat 6+	1	1		1,912	1,012	0	0				Flat 6+	1	0	0	0		Market Ho	ousing	9	988	109.78	988	-
Flat 6+	2	1		1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente		0	900	109.78	986	+
Flat 6+	3	+		1,906		0	0				Flat 6+	3	0	0	0		Shared O		0	0	109.78	0	+
ridt 0+	3	-		1,906	1,906	988	1 501 003				ridt 0+	3	U	Residents	U				0	U		0	
-	+	_				988	1,501,992	C/2						nesidents	U		First Hom	es		U	109.78		-
							1,520	t/m2											9	988		988	_

ìF - 4									Rounded	1	Modellin	g		Area ha			Characte	ristics					
18	UNITS		4		Aff - rented	65%	% of Aff	0	C	)	Density	30	units/ha	Total	0.133		Sub Area	SWF					
	Afforda	ble	0%	0	Shared Own	10%		0.00	C	)	Net:Gross	100%		Gross	0.133 h	na	Green Bro	Green					
					First Homes	25%	% of Aff	0	C	)				Net	0.133 h	na	Use	Paddock					
								0	C	)													
					N	1arket						Affordabl	e for Rent			Shared O	wnership			First H	omes		1
	Beds	m2	Circulation	4		Rounded	m2		m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	آر
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī
Semi	3	98	0.0%	50%	2.00	2	196		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	آر
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	آر
Det	4	130	0.0%	25%	1.00	1	130		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī
Det	5	140	0.0%	25%	1.00	1	140		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	35%	0.00	0	0		0.00	0	0		0.00	0	0	ī
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	50%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	ī
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	15%	0.00	0	0		0.00	0	0		0.00	0	0	Ī
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Ī
				100%	4.00	4	466				100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	j
																							Т
			BCIS								Occupant	'S		Populatio	n		ha per dv	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategic	Open Spa	e			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Space	•			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	196	281,064				Semi	3	2	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	0.010	)
Det	3			1,647	1,647		0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	et	0.000	)
Det	4			1,647	1,647	130	214,110				Det	4	1	0	0		0.0024	ha		Shortfall /	Surplus	-0.010	)
Det	5			1,647	1,647	140	230,580				Det	5	1	0	0								
Flat to5	1			1,612	1,612		0				Flat to5	1	0	_	0								
Flat to5	2			1,612			0				Flat to5	2	0	0	0		Summary			Constr	uction	Sale	eat
Flat to5	3			1,612			0				Flat to5	3	0	0	0				Units	m2	Average	m2	
Flat 6+	1			1,906	1,906		0				Flat 6+	1	0	0	0		Market H	ousing	4	466	116.50	466	j
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ed	0	0	116.50	0	)
Flat 6+	3			1,906	1,906		0				Flat 6+	3	0	0	0		Shared O	wnership	0	0	116.50	0	)
						466	725,754							Residents	0		First Hom	nes	0	0	116.50	0	٦
							. 25,.5.							ricoldenics									0

ot							- 1		Rounded	i l	Modellin	g		Area ha			Characte	ristics					
9	UNITS		1		Aff - rented	65% %	of Aff	0	(	)	Density		units/ha	Total	0.033		Sub Area	SWF					
	Afforda	ble	0%	0	Shared Own	10%		0.00		)	Net:Gross	100%		Gross	0.033	ha	Green Br	Green					
					First Homes	25% %	of Aff	0	(	)				Net	0.033	ha	Use	Paddock					
								0	(	)													
					M	larket						Affordable	e for Rent			Shared C	wnership			First H	lomes		1
	Beds	m2	Circulation	1		Rounded	m2		m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	100%	1.00	1	140		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	1
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
				100%	1.00	1	140				100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	1
																							П
			BCIS								Occupant	s		Populatio	n		ha per di	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope	n Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategic	Open Spac	te .			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural O	pen Space	2			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	0.002	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	et	0.000	1
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0024	ha		Shortfall	/ Surplus	-0.002	
Det	5			1,647	1,647	140	230,580				Det	5	1	0	0								Γ
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary			Constr	uction	Sale	ab
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	2 4
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	ousing	1	140	140.00	140	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ed	0	0	140.00	0	$\Gamma$
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared O	wnership	0	0	140.00	0	Γ
						140	230,580							Residents	0		First Hon	nes	0	0	140.00	0	$\Gamma$
	_		_				1,647							-					1	140		140	+

rown - 9								R	lounde	d	Modellin	g		Area ha		Cha	aracter	istics					
20	UNITS		9		Aff - rented	65%	% of Aff	0		0	Density	45	units/ha	Total	0.222	Sul	b Area	SWF					
	Afforda	able	0%	0	Shared Own	10%		0.00		0	Net:Gross	100%		Gross	0.200 ha	Gre	een Bro	Brown					
					First Homes	25%	% of Aff	0		0				Net	0.200 ha	us Us	e	PDL					
								0		0													
					M	arket						Affordabl	e for Rent		9	hared Own	ership			First H	lomes		Π
	Beds	m2	Circulation	9		Rounded	m2		m2	Circulation	0		Rounded	m2	0	Roi	unded	m2	0		Rounded	m2	
Terrace	2	73	0.0%	23%	2.07	2	146		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%	54%	4.86	5	430		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	1
Flat to5	3	80	10.0%	23%	2.07	2	176		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	9.00	9	752				100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	1
																							Τ
			BCIS								Occupant	5		Populatio	on	ha	per dv	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope	n Space				
Terrace	2			1,402	1,402	146	204,692				Terrace	2	2	0	0			Strategic	Open Spac	:e			
Terrace	3			1,402	1,402	430	602,860				Terrace	3	5	0	0		0.0024	Natural C	pen Space	ž			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	0.022	-
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	et	0.000	1
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0024	ha		Shortfall,	/ Surplus	-0.022	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0	Sur	mmary			Constr	uction	Sale	al
Flat to5	3			1,612	1,612	176	283,712				Flat to5	3	2	0	0				Units	m2		m2	
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0	Ma	arket H	ousing	9	752	83.56	736	1
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0	Aff	f - rente	ed	0	0	83.56	0	4
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0	Sha	ared O	wnership	0	0	83.56	0	$\Box$
						752	1,091,264							Residents	0	Fin	st Hom	es	0	0	83.56	0	£
							1 451	£/m2											9	752		736	1

own - 6									Rounded	1	Modellin	8		Area ha			Characte	ristics					
1	UNITS		6		Aff - rented	65% %	of Aff	0	(	)	Density	45	units/ha	Total	0.167		Sub Area	SWF					
	Afforda	ble	0%	0	Shared Own	10%		0.00	(	)	Net:Gross	80%		Gross	0.167	ha	Green Br	Brown					
					First Homes	25% %	of Aff	0	(	)				Net	0.133	ha	Use	PDL					
								0	(	0													
					N	larket						Affordable	e for Rent			Shared (	Ownership			First H	lomes		Г
	Beds	m2	Circulation	6		Rounded	m2		m2	Circulation	0		Rounded	m2	0		Rounded	l m2	0		Rounded	m2	
Terrace	2	73	0.0%	33%	1.98	2	146		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%	67%	4.02	4	344		84	0.0%		0.00	0	0		0.00	) (	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	6.00	6	490				100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	
			BCIS								Occupant	S		Populatio	n		ha per d	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope	n Space				
Terrace	2			1,402	1,402	146	204,692				Terrace	2	2	0	0			Strategic	Open Spac	e			
Terrace	3			1,402	1,402	344	482,288				Terrace	3	4	0	0		0.0024	Natural C	pen Space	:			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000			Open Spa	ce Requir	0.014	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	et	0.033	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0024	ha		Shortfall,	/ Surplus	0.019	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary			Constr	uction	Sale	ab
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	Α
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	lousing	6	490	81.67	490	Γ
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ed	0	0	81.67	0	Г
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared C	wnership	0	0	81.67	0	
						490	686,980							Residents	0		First Hor	nes	0	0	81.67	0	
							1,402	C/2											6	490		490	

lot								l l	Rounded	i	Modelling	g		Area ha			Characte	ristics					
2	UNITS		1		Aff - rented	65% %	of Aff	0	(	)	Density		units/ha	Total	0.033		Sub Area	SWF					
	Afforda	able	0%	0	Shared Own	10%		0.00	(	)	Net:Gross			Gross	0.033	ha	Green Br	Brown					
					First Homes	25% %	of Aff	0	(	)				Net	0.033	ha	Use	PDL					
								0	(	)													
					N	larket						Affordable	e for Rent			Shared C	Ownership			First H	lomes		1
	Beds	m2	Circulation	1		Rounded	m2		m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00		0		0.00	0	0	1
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	100%	1.00	1	130		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00		0		0.00	0	0	
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	1
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
				100%	1.00	1	130				100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	1
																							Т
			BCIS								Occupant	5		Populatio	n		ha per dv	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope	n Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategic	Open Spa	e			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Space	•			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	0.002	2
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - No	et e	0.000	į.
Det	4			1,647	1,647	130	214,110				Det	4	1	0	0		0.0024	ha		Shortfall	/ Surplus	-0.002	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary			Constr	uction	Sale	ab
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	2 4
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	ousing	1	130	130.00	130	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ed	0	0	130.00	0	L
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared O	wnership	0	0	130.00	0	Ī
						130	214,110							Residents	0		First Hon	nes	0	0	130.00	0	)
							1,647	C/2												130		130	

SITE			Site 1 Large GF 300 Urban Edge	Site 2 Large GF 100 Urban Edge	Site 3 Medium GF - 40 urban edge	Site 4 Medium GF - 20 urban edge	Site 5 Medium GF - 12 urban edge	Site 6 Brownfield - 125 Urban Area	Site 7 Brownfield - 50 Urban Area	Site 8 Brownfield - 25 Urban Area	Site 9 Brownfield - 12 Urban Area	Site 10 Flatted BF 250	Site 11 Flatted BF 250 HD	Site 12 Flatted BF 155	Site 13 Flatted BF 155 HD	Site 14 Flats BF 75	Site 15 Flats BF 35	Site 16 Flats 12	Site 17 Small GF -9	Site 18 Small GF - 4	Site 19 Green Plot S	Site 20 Small Brown S - 9	Site 21 Small Brown - 6	Site 22 Brown Plot
	Sub Area		SWF	SWF	SVF	SWF	SWF	SWF	SWF	SVF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF
	Green Brown Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL
	Total Gross	ha ha	12.245 12.245	4.082 4.082	1.429 1.429	0.833 0.833	0.500 0.500	2.747 2.747	0.962 0.962	0.592 0.481	0.185 0.185	4.464 4.464	1.953 1.953	1.938 1.938	1.211 1.211	1.103 1.103	0.438 0.438	0.160 0.160	0.300 0.300	0.133 0.133	0.033 0.033	0.222 0.200	0.167 0.167	0.033 0.033
UNITS	Net Units	ha	8.571 300	2.857	1.143	0.667	0.400	1.923	0.769 50	0.385 25	0.185	3.125 250	1.563 250	1.550 155	0.969 155	0.882 75	0.438 35	0.160	0.300	0.133	0.033	0.200 9	0.133	0.033
UNIT SIZ		a m2	93.95	95.75	97.54	93.38	116.50	84.27	84.23	84.59	95.75	77.54	81.10	77.49	81.01	77.92	77.48	79.75	109.78	116.50	140.00	83.56	81.67	130.00
	Aff to rent Shared Ownersh First Homes ONSTRUCTION	m2 hij m2 m2	71.70 75.44 76.17	71.88 68.98 74.09	73.08 79.00 68.98	63.76 79.00 79.00	65.63 70.00 70.00	67.66 66.73 74.58	67.88 77.00 73.50	67.32 77.00 77.00	50.97 70.00 70.00	63.63 66.49 67.90	66.52 69.51 70.99	63.71 67.98 67.02	66.60 71.07 70.07	63.61 63.80 67.73	63.39 67.10 63.80	67.10 67.10 67.10	109.78 109.78 109.78	116.50 116.50 116.50	140.00 140.00 140.00	83.56 83.56 83.56	81.67 81.67 81.67	130.00 130.00 130.00
	BCIS Site Costs	£/m2 %	1,484 15%	1,484 15%	1,485 15%	1,473 15%	1,530 10%	1,453 15%	1,448 15%	1,437 15%	1,459 15%	1,612 10%	1,906 10%	1,612 10%	1,906 10%	1,612 10%	1,612 10%	1,612 10%	1,520 10%	1,557 10%	1,647 10%	1,451 10%	1,402 10%	1,647 10%
	Abnormals Contingency	% £ %	0.0% 320,000 2.5%	0.0% 109,000 2.5%	0.0% 45,000 2.5%	0.0% 19,000 2.5%	0.0% 21,200 2.5%	5.0% 75,000 5.0%	5.0% 30,000 5.0%	5.0% 15,000 5.0%	5.0% 7,200 5.0%	5.0% 150,000 5.0%	5.0% 150,000 5.0%	5.0% 93,000 5.0%	5.0% 93,000 5.0%	5.0% 45,000 5.0%	5.0% 21,000 5.0%	5.0% 7,200 5.0%	0.0% 15,900 2.5%	0.0% 9,400 2.5%	0.0% 4,100 2.5%	5.0% 5,400 5.0%	5.0% 3,600 5.0%	5.0% 4,100 5.0%
FEES	Small Sites	%																						
	Professional Planning <50 Planning >50	£/unit £/unit	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138
	Agents Legal	% % £/unit	3.0% 0.5%	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0
ACQUIS	Misc. SITION Agents	% %	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
DEVELO	Legal DPER'S RETURI	× N	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
	Market Housing Affordable Hou: First Homes CE		17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%
	Fees Interest Legal and Valua	0.0% ition	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	7.5% 0.0%
LAND	EUV		25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000
	Premium Premium Easements etc	% EUV £/ha £	0% 500,000	0% 500,000	0% 500,000	0% 500,000	0% 500,000	20% 0	20% 0	20% 0	20% 0	20% 0	20% 0	20% 0	20% 0	20% 0	20% 0	20% 0	0% 500,000	0% 500,000	0% 500,000	20% 0	20% 0	20% 0
	o Market Housing Aff Rent Social Rent Shared Ownersh First Homes	£łm2 £łm2	4,300 2,365 2,150 3,010 2,853	4,300 2,365 2,150 3,010 2,855	4,300 2,365 2,150 3,010 3,000	4,300 2,365 2,150 3,010 3,010	4,300 2,365 2,150 3,010 3,010	4,500 2,475 2,250 3,150 3,026	4,500 2,475 2,250 3,150 3,100	4,500 2,475 2,250 3,150 3,055	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	5,000 2,750 2,500 3,500	5,000 2,750 2,500 3,500	5,000 2,750 2,500 3,500	4,500 2,475 2,250 3,150	4,500 2,475 2,250 3,150	4,500 2,475 2,250 3,150 0
GRANT	Intermediate to I Affordable Rent	B £/unit t £/unit	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY	Social Rent REQUIREMEN			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Biodiversity NG CO2 Plus	i % £/ha % £/m2	0.10% 3.00%	0.10% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00
	Acc & Adpt	%	14.71	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Water Over Extra 1	£/m2 £/m2 %	0.08	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	4.03 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	4.03 0.08 0.00%	4.03 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	4.03 0.08 0.00%	4.03 0.08 0.00%	4.03 0.08 0.00%	4.03 0.08 0.00%	4.03 0.08 0.00%	4.03 0.08 0.00%	4.03 0.08 0.00%
	Over Extra 2	% £/m2 % £/m2		0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0.00% 0	0.00% 0 0.00% 0	0.00% 0 0.00% 0	0.00% 0 0.00% 0	0.00% 0.00% 0
	CIL Pre CIL s106 Post CIL s106	£/m2 £/unit £/unit	186.45 16,500 16,500	186.45 16,500 16,500	186.45 16,500 16,500	186.45 16,500 16,500	186.45 16,500 16,500	186.45 14,000 14,000	186.45 14,000 14,000	186.45 14,000 14,000	186.45 2,000 2,000	186. <b>4</b> 5 8,500 8,500	186.45 8,500 8,500	186.45 8,500 8,500	186.45 8,500 8,500	186.45 8,500 8,500	186.45 8,500 8,500	186.45 2,000 2,000	186.45 2,000 2,000	186.45 2,000 2,000	186.45 2,000 2,000	186.45 2,000 2,000	186.45 2,000 2,000	186.45 2,000 2,000
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

SITE	Site 1 Large GF 300 Urban Edge	Site 2 Large GF 1 100 Urban Edge	Site 3 Medium GF - 40 urban edge	Site 4 Medium GF - I 20 urban edge	Site 5 Medium GF 12 urban edge	Site 6 Brownfield - 125 Urban Area	Site 7 Brownfield - 50 Urban Area	Site 8 Brownfield - 25 Urban Area	Site 9 Brownfield - 12 Urban Area	Site 10 Flatted BF 250	Site 11 Flatted BF 250 HD	Site 12 Flatted BF 155	Site 13 Flatted BF 155 HD	Site 14 Flats BF 75	Site 15 Flats BF 35	Site 16 Flats 12	Site 17 Small GF -9	Site 18 Small GF - 4	Site 19 Green Plot S	Site 20 Small Brown 5 - 9	Site 21 Small Brown - 6	Site 22 Brown Plot
Sub Area	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF
Green Brown Use Inf Tariff % GDV	Green Agricultural	Green Agricultural 0%	Green Agricultural 0%	Green Agricultural 0%	Green Agricultural 0%	Brown PDL 0%	Brown PDL 0%	Brown PDL 0%	Brown PDL 0%	Brown PDL 0%	Brown PDL 0%	Brown PDL 0%	Brown PDL 0%	Brown PDL 0%	Brown PDL 0%	Brown PDL 0%	Green Paddock 0%	Green Paddock 0%	Green Paddock 0%	Brown PDL 0%	Brown PDL 0%	Brown PDL 0%
Affordable Housing Overall Aff Rent 65.0% Social Rent Shared Ownership 10.0% First Homes 25%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%	35.0% 22.8% 0.0% 3.5% 8.8%						
ABNORMALS CARRY UP	320.000	109.000	45.000	19.000	21,200	75,000	30,000	15,000	7,200	150,000	150,000	93.000	93.000	45.000	21.000	7,200	15,900	9,400	4,100	5,400	3,600	4,100
Garages Detach Factor Numbe Cost EV Charging Factor Cost	40 50% 20 7,000 140,000 100% 600 180,000	14 50% 7 7,000 ° 49,000 100% 600 60,000	7,000 6 50% 3 7,000 7 21,000 100% 600 24,000	7,000 50% 1 7,000 7,000 100% 600 12,000	4 50% 2 7,000 ° 14,000 100% 600 7,200	7,000 50% 0 7,000 0 100% 600 75,000	0 50% 0 7,000 ° 0 100% 600 30,000	0 50% 0 7,000 ° 0 100% 600 15,000	7,200 50% 0 7,000 0 100% 600 7,200	0 50% 0 7,000 0 100% 600 150,000	0 50% 0 7,000 0 100% 600 150,000	33,000 50% 0 7,000 0 100% 600 93,000	0 50% 0 7,000 0 100% 600 93,000	73,000 50% 0 7,000 ° 0 100% 600 45,000	0 50% 0 7,000° 0 100% 600 21,000	7,200 50% 0 7,000 ° 0 100% 600 7,200	3 50% 1.5 7,000 7 10,500 100% 600 5,400	7,000 7,000 7,000 100% 600 2,400	1 50% 0.5 7,000 7 3,500 100% 600	0 50% 0 7,000 ° 0 100% 600 5,400	0 50% 0 7,000 ° 0 100% 600 3,600	50% 0.5 7,000 3,500 100% 600
Group Charger GT Site Open Space ETC Pre CIL s106 Educati Base Other S106	12,463 4,000	12,802 4,000	12,872 4,000	13,245 4,000	13,472 4,000	11,768 2,000 13,768	12,205 2,000	12,357 2,000	0 2,000	6,404 2,000 8,404	6,374 2,000 8,374	6,378 2,000 8,378	6,378 2,000 8,378	6,393 2,000 8,393	6,326 2,000 8,326	0 2,000 2,000	0 2,000 2,000	0 2,000	0 2,000	0 2,000	0 2,000	0 2,000 2,000
FINANCE FEE Peak Borrowing	-18,349,547 0 0	-12,513,429 0 0	-6,883,276 0 0	-4,065,636 0 0	-2,9 <b>44</b> ,373 0 0	-13,040,065 0 0	-8,352,085 0 0	-4,238,603 0 0	-2,522,388 0 0	-17,423,724 0 0	-17,521,234 0 0	-14,723,494 0 0	-16,515,920 0 0	-11,697,677 0 0	-6,447,067 0 0	-2,258,876 0 0	-3,567,280 0 0	-1,705,635 0 0	-542,822 0 0	-2,365,483 0 0	-1,580,236 0 0	-453,644 0 0
Affordable Aff - rented Aff - rented Shared Ownership First Homes Aff - rented Market Housing Aff - rented Shared Ownership First Homes Market Housing Aff - rented Shared Ownership First Homes	35% 65% 10% 25% 68 195 68 11 26 18,320 4,876 830 1,981	35% 65% 10% 25% 23 65 23 4 9 6,224 1,653 276 667	35% 65% 10% 25% 9 26 9 1 4 2,536 658 79 276	35% 65% 10% 25% 5 13 5 1 2 1,214 319 79	35% 65% 10% 25% 3 8 3 0 1 932 197 0 70	35% 65% 10% 25% 28 81 28 4 11 6,826 1,934 267	35% 65% 10% 25% 11 33 11 2 4 2,780 747 154 294	35% 65% 10% 25% 6 16 6 1 2 1,354 404 70	35% 65% 10% 25% 3 8 3 0 1 766 153 0 70	35% 65% 10% 25% 57 163 57 9 22 12,639 3,627 598 1,494	35% 65% 10% 25% 57 162 57 9 22 13,139 3,792 626 1,562	35% 65% 10% 25% 35 101 35 5 14 7,827 2,230 340 938	35% 65% 10% 25% 35 101 35 5 14 8,182 2,331 355 981	35% 65% 10% 25% 17 48 17 3 7 3,740 1,081 191 474	35% 65% 10% 25% 8 23 8 1 3 1,782 507 67	35% 65% 10% 25% 3 8 3 0 1 638 201 0 67	0% 65% 10% 25% 0 9 0 0 0 988 0	0% 65% 10% 25% 0 4 0 0 466 0	0% 65% 10% 25% 0 1 0 0 0 140 0	0% 65% 10% 25% 0 9 0 0 0 752 0	0% 65% 10% 25% 0 6 0 0 490 0	0% 65% 10% 25% 0 1 0 0 0 130 0
Open Space Required Gross - Net Shortfall / Surplus	2,490 3,673 1,183	0.830 1.22 <b>4</b> 0.394	0.332 0.286 -0.046	0.166 0.167 0.001	0.100 0.100 0.000	1.038 0.824 -0.213	0.415 0.192 -0.223	0.208 0.096 -0.111	0.100 0.000 -0.100	2.075 1.339 -0.736	2.075 0.391 -1.684	1.287 0.388 -0.899	0.667 0.242 -0.424	0.623 0.221 -0.402	0.291 0.000 -0.291	0.052 0.000 -0.052	0.022 0.000 -0.022	0.010 0.000 -0.010	0.002 0.000 -0.002	0.022 0.000 -0.022	0.014 0.033 0.019	0.002 0.000 -0.002
m2 BCIS Total	26,006 38,586,936	8,820 13,085,532	3,5 <b>4</b> 9 5,269,039	1,770 2,606,156	1,199 1,834,711	9,808 14,249,576	3,97 <b>4</b> 5,753,998	1,981 2,847,343	989 1,443,059	18,358 29,592,935	19,118 36,438,146	11,334 18,271,053	11,850 22,585,338	5,487 8,844,722	2,548 4,106,731	906 1,461,117	988 1,501,992	466 725,754	140 230,580	752 1,091,264	<b>4</b> 90 686,980	130 21 <b>4,11</b> 0
Educati Early Years 21,559	22.86 76 51 11	7.83 26.1 17.4 3.62	3.15 10.5 7 1.45	1.62 5.4 3.6 0.75	0.99 3.3 2.2 0.45	9 30 20 4.14	3.735 12.45 8.3 1.71	1.89 6.3 4.2 0.87		9.765 32.55 21.7 4.68	9.72 32.4 21.6 4.66	6.03 20.1 13.4 2.89	6.03 20.1 13.4 2.89	2.925 9.75 6.5 1.4	1.35 4.5 3 0.65							
Early Years Primary Places Secondary Places Plus 16 Places	492,839 1,642,796 1,326,134 277,235 3,739,004 12,463	168,807 562,690 454,227 94,500 1,280,224 12,802	67,911 226,370 182,735 37,852 514,868 12,872	34,926 116,419 93,978 19,579 264,901 13,245	21,343 71,145 57,431 11,747 161,666 13,472	194,031 646,770 522,100 108,075 1,470,976 11,768	80,523 268,410 216,672 44,640 610,243 12,205	40,747 135,822 109,641 22,711 308,921 12,357	0 0 0 0 0	210,524 701,745 566,479 122,171 1,600,919 6,404	209,553 698,512 563,868 121,649 1,593,582 6,374	130,001 433,336 349,807 75,443 988,587 6,378	130,001 433,336 349,807 75,443 988,587 6,378	63,060 210,200 169,683 36,547 479,490 6,393	29,105 97,016 78,315 16,968 221,403 6,326	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0

Site 1		Largo GF 300 U	rban Edga																						
IHCOME	Av Sixe	m2	×	Humber	Price 1/m2	GD1	GIA		DETELOPMENT	COSTS							Planning fee o	elc				Build Cart			/m2 1,483.76
	Grazz 93.9	Net		30					LAND			funit or m2	Tutel				Planning app foo Na dwgr	duqr 300 50 250	rato			CO2 Plur	×	3.005	1,483.74
Market Howring	93.9	93.58		: 19	5 4,300	78,466,40	0 18,320	1		Land Stamp Duty			581,25	11,835,051			Na dugrander 50 Na dugraver 50	50 250	462	23,100 34,500 57,600		Acc & Adpt	t/m2 ×	0.000	0.00
Affordable Overall Affordable Rent	71.7	70.50	35× 22.75×	10	5 8 2.365	11,379,49	3 4,894			Earomontrota. Logalr/Acquirit	00	1.50%	177,52	758,778					Tatal	57,600		Water	t/m2 t/m2		14.71
Sacial Ront Sharod Ounorship	71.7 71.7 75.4	70.50 74.73	0.00>	4 .	8 2,365 0 2,150 1 3,010	2.361.75	0 0	1	Feer								Stamp duty co	ılc - Rəsidual		11.835.051		Over Extra 1	z: t/m2	0.005	0.00
First Hames	76.2	75.42	3.50× 8.75×	2	2,853	5,648,07	1 2,000			Planning Professional		8.00×	57,60 4,482,22						Tatal	581,253		Over Extra 2	× t/m2	0.005	0.00
Grant and Subridy	Affordable Rent Social Rent				0		0		COMSTRUCTIO			0.00%	4,400,00	4,000,024			Stamp duty co	ilc - Rasidual		6.428.571		Small Site	×	0.005	0.00
	Shared Ounership				· ·		0		COMSTRUCTIO	Build Cart		1,776	46,187,357 8,365,76	ž .			Landpayment		Tatal	310,929		Site Curtr	Bare	15.000	231.46
SITE AREA - Not	8.571	ha	35	, A.		97,855,726	26,005			2106 / CIL / IT Cantingoncy		2.50%	8,365,76 1,154,68										BNG	0.105	1,482,76 44.51 0.00 0.00 14.71 0.08 0.00 0.00 0.00 0.00 0.00 0.00 1,543.44 1,776.66
SITE AREA - Graze	12,245	ha	25	- /-						Abnormale	×	0.00%	320,00	56,027,800			Pro CIL x 106	16,500	f/Unit (all) Total	4,950,000					
Salar per Quarter Unit Build Time	0	Ruarters							FINANCE								Part CIL r 106	16,500							
						RUH Residual	HACRO corter			Foor		0% 7.50%		)			OIL	186	t/m2 Tatal	3,415,764 8,365,764					
B - 14 - 11 - 18 - 1		Whale Site 11.#35.051	PerhaNET 1,340,756	Porka GROSS 966,529			Claring belonce -	0		Logal and Valuat	ion.			0			Inf Tariff	× GDV		-,,,,,,,,					
<b>Bozidual Land Value</b> Exirting Uro Value Uplift	92	306,122	1.344.154	25,00	0	RUH CIL HACI	RO ctrl+k		SALES								zpell .	0.00%							
		6,122,449		500.00	ů,		Claring belonce -		SHLES	Agentr	×	3.0×	2,935,67	2			Zpell								
Banchm	erk Land Yalue	6.42\$.571		525,000	1	Obrek an pharing	drarar rrest			Logale	* Efunit	0.5%	489,27°												
Additional Profit		10.716.244	t/m2 5#5	1						Mire.	-Z	0.02		3,425,250	76,5\$6,704										
									Davelapers Pr	mfit Market Hawring	× Value	17.50×			13,731,620 2,404,719										
										Market Howing Affordable How First Homes	ing × Value × Value	17.50× 17.50×			2,404,719 9\$\$,412										
RESIDUAL CASH FL	OW FOR INTERE	ST Tear 1	Tear 2	Tear 3	Teer 4	Year 5	Tear 6	Tear 7	Tear \$	Tear 9	Tear 10	Year 11	Teer 12	Teer 13	Teer 14	Teer 15	Tear 16	Tear 17	Teer 18	Tear 19	Tear 20	Year 21	Teer 22	Teer 23	Tear 24
INCOME UNITS Started		25	50	50	50	50	50	25																	
Market Houring Affordable Rent			6,538,867	13,077,733	13,077,733	13,077,733 1,896,582	13,077,733	13,077,733	6,530,067		. 0		. 0		0		: :	2 2	. 0			2 2			
Social Rent			948,291	. 0	P 0	0	. 0	F 0	948,291	E .											,	E :	- 0	- 0	Š
Shared Ounership First Hames			196,813 470,673	393,626 941,345	393,626 941,345	393,626 941,345	393,626 941,345	393,626 941,345	196,813 470,673	8								:			÷	:			:
First Hames Grant and Subsidy INCOME		•	*,154,643	16,309,2#7	16,309,2#7	16,309,2#7	16,309,287	16,309,287	*,154,643	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
EXPENDITURE Stamp Duty		581,253																							
Earomontrota. Logalr Acquirition		177,526																							
Planning Foo Professional		57,600 4,482,224																							
Build Cart - BCIS Bare		4,402,664	3,848,946	7,697,892	7,697,892	7,697,892	7,697,892	7,697,892	3,848,946																. 0
z106/CIL/Tariff Cantingoncy			96,224	192,447	925,000 192,447 53,333	192,447	# 192,447 # 53.333	192,447	412,500 96,224		<u> </u>	2 0					* 1		-		i		2 0	2 0	Š
Abnormale Finance Feer	-		26,667	53,333	53,333	53,333	53,333	53,333	26,667	۰			0	۰				۰	0			۰			
Logal and Valuation Agents Logals	-	0	244,639	489,279	489,279	489,279	489,279	489,279	244,639	0	0		0						. 0	. 0			. 0		. 0
Logale Mirc.			40,773	81,546	81,546	81,546	81,546	81,546	40,773		0		0	۰								٠			
Mirc. COSTS BEFORE LAN	ID INT AND PRO	5,29\$,602	<b>*,0</b> *5,513	9,339,498	9,339,49\$	9,339,49\$	9,339,49\$	9,339,498	4,669,749	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
For Residual Value	Land Interest	11,#35,051	1,285,024	1,376,216	956.692	505,716	20,911					, ,	, ,								, ,		, 0		. 0
Davelapers Return Market Hawing	III.		1,200,024	1,510,210	750,070	303,110	20,711							·	·		·			, i	*	,	, v	, v	13,731,620
Affordable for Rent																									2,404,719
First Homes		-17,133,654	-1,215,894	5,593,573	6,013,091	6,464,073	6,948,878	6,969,789	3,484,894	0	0	0	0	0	0			0	0	0	0	0	0	0	2,404,719 988,412 -17,124,751
	Opening Balance Clarina Balance	-17.133.654	-18,349,547	-12,755,974	-6.742.883	-278.811	6,670,067	13,639,856	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	
CASH FLOW FOR CIT	ADDITIONAL P	ROFIT																							
INCOME	Ar Abavo	Tear 1	Tear 2	Year 3	Tear 4	Teer 5	Year 6	Year 7	Year #	Tear 9	Tear 10	Tear 11	Tear 12	Teer 13	Tear 14	Teer 15	To ar 16	Year 17	Teer 18	Year 19	Tear 20	Tear 21	Tear 22	Year 23	Tear 24
EXPENDITURE		•	*,154,643	16,309,2#7	16,309,287	16,309,287	16,309,2#7	16,309,287	*,154,643	•		<i>'</i> •	•	•	•	•		•	•	•	•	•	•	•	•
Land Stamp Duty		6,428,571 310,929																							
Earomontrotc. Logalr Acquirition		96,429																							
Planning Fee Professional		57,600 4,482,224												:	0			:	. 0			:			
Build Cart - BCIS Baro POTENTIAL CIL	- 1		3,848,946 1,530,892	7,697,892	7,697,892	7,697,892 1,530,892		7,697,892	3,848,946	1	, ;	, ,		i	· i	, ,	· i	i	, ,	·	·	ř	F 8		ř
Part CIL r 106	-	1,930,892	412,500	\$25,000	825,000	825,000	\$25,000	1,530,892	412,500	<b>C</b> 0	<u> </u>									<u> </u>	0	٠ ،	<u> </u>	. 0	0
Contingency Abnormals			96,224 26,667	192,447 53,333	192,447 53,333	192,447 53,333	192,447 53,333	192,447 53,333	96,224 26,667								- :	:			:	:			
Financo Foor Logal and Valuation																									
Agontr Logalr	;	0	244,639 40,773	489,279 81,546	489,279 81,546	489,279 81,546	489,279 81,546	489,279 81,546	244,639	:		0		:	0		:	:			0	:	0	0	:
Mire. COSTS BEFORE LAN	ID INT AND PRO	12 406 645	6,200,641	0	10,270,390	10,270,390	0		4,669,749		0	0	i		i	, i		•	0	Ó	i	i	, ,	, i	0
For CIL calculation	m / Re	, , , , , , , , , ,	7,244,441			,,.70		.0,0.0,070	-,,147							_		<u> </u>					Ť		Ť
	Interest		967,998	894,048	553,184	186,756	0	0		0	0	0		0					0	0	0	0	0	0	0
Davelapers Return Market Howing																									13,731,620
Affordable for Rent First Homes																									2,404,719 988,412 -17,124,751
	Carl Flou Opening Balance	-12,906,645 0	986,004	4,544,849	4,885,713	5,252,141	5,438,897	5,438,897	3,484,894			0	0						0	0	0	0	0		-17,124,751
	Clarica Balanca	-12,906,645	-11.920,640	-7.375,791	-2,490,079	2,762,062	8.200.959	13,639,856	17,124,751	17.124.751	17.124.751	17,124,751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17 124 751	17.124.751	0

Site 2		Large GF 100 U	rban Edge					-	_																
IHCOME	Av Siza	m2	×	Humber	Price f/m2	GDY	GIA		DEVELOPMEN	TCOSTS							Planning fee o	ele duar	rate			Build Cart			1403 6
	Grazz	Net		100					LAND			funit or m2	Total				No dugr	du qr 100				C02 Plur	×	3.00	× 44.
Market Hawring	95.8	95.51	65.00%	65	4,300	26,694,400	6,22	1	1	Land Stame Duty			166,788	3,545,769			No dugrander 50 No dugraver 50	50 50	462 138	23,100 6,900		Acc@ Adpt	t/m2	0.00	0.0 0.0
Affordable Overall Affordable Rent	71.9	70.70	35% 22.75%	35	2,365	3,803,691	475			Earementrete. Legalrinequiritia		1.50%	53,187	219,975					Tatel	30,000			t/m2 t/m2		14.7
Social Rent	71.9	70.70	0.002		2,150			1		redan Medanicia	`	1.90%	93,101	217,715			Stemp duty co	de - Residual				Over Extra 1	× t/m2	0.00	0.0
Shared Ounership First Hames	69.0 74.1	68.00 73.22	3.50% 8.75%	4	3,010 2,855	716,380 1,829,489	24 64	1	Feer	Planning			30,000				Landpayment		Total	3,545,769 166,788		Over Extra 2	×	0.00	0.00
Grant and Subridy	A//									Professional		×90.8	1,507,623	1,537,623			F1					SmallSite	£łm2	0.00	0.00
drant and Subriey	Affordable Rent Social Rent				ě				COMSTRUCTI	ОН							Stamp duty co	ic - nasiatai		2,142,857			^		1,542.92
	Shared Ounership								1	Build Cazt ∠106 / CIL / IT		1,776	2,810,465						Tatal	96,643		Site Cartr	Bare BNG	15.00	/miles
SITE AREA - Not SITE AREA - Grazz	2.857 4.082	ha	35	/ha		33,043,960	8,749			Contingency		2.50% 0.00%	388 435				D 00 404	4/ 500	f/Unit (all)						1,775.90
	4.002	hd		764						Abnormak	ť	0.00%	109,000	18,845,281			Pro CIL x106	16,500	Total	1,650,000					
Salar per Quarter Unit Build Time	0	Ruartorz							FINANCE								Part CIL r106	16,500	€/ Unit (all)						
										Foor		92	0				CIL	16,500 186	1/m2	1,160,465					
		Whale Site	PerhaNET	Perha GROSS		RUM Residual I	Olaring halance -	0	1	Interest Legal and Valuation		7.50%	0	0			_		Tatal	2,\$10,465					
Recidual Land Value Exirting Use Value		3,545,769	1,241,019	#6#.713 25,000		RUH CIL MACR											Inf Tariff	× GDV 0.00×							
Uplift	0×	102,04				non cir rinch	Claring tolones -	0	SALES									0.00%							
Plur/ha Benchmi	500,000	2,040,816		500.000 525.000		Chrckenpharings	var nar	1	1	Agentr Legalr	×	3.0× 0.5×	991,319 165,220												
						SHI	rest	1			£/unit		0	1,156,539	25.305.186										
Additional Profit		2.951.169	475							10/4.	*	0.02		1.126.539	22.342.184										
									Davelupers P	Market Haurina	× Value	17.50×			4,671,520										
									1	Affordable Howin	q × Value	17.50×			791.012										
RESIDUAL CASH FL	OW FOR INTERE	ST								rustnamer	o value	16,502			320.161										
IHCOME		Tear 1 Q1	Q2	<b>Q</b> 3	64	Tear 2	Q2	63	04	Teer 3	Q2	Q3	Q4	Tear 4 Q1	Q2	63	64	Tear 5 Q1	Q2	<b>Q</b> 3	Q4	Taer 6	QZ	Q3	04
INCOME UNITS Started Market Howing					10	12	12	12	12 7 2,669,440	12 3.203.328	12 3.203.328	12	3.203.328	3,203,328	3.203.328	3,203,328	, ,				,		, ,	7 0	, ,
Affordable Bent					ř	Ł š		228,221	380,369	456,443	456,443	456,443	456,443	456,443	456,443	456,443			ř		·	8		ě	ě
Sacial Rent Shared Ownership				· ·	:	:		42.983	71.638	25.966	25.966	25,966	0 25.966	25.966	0 25.966	85.966		: :			:	:		: 0	
First Hames						Ł į		109,769	182,949	219,539	219,539	219,539	219,539	219,539	219,539	219,539		t i :				Ł .		. 0	
First Homes Grant and Subsidy INCOME	-	•	•	, , ,	·		•	1,982,638	3,304,396	3,945,275	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	* *	<del>, , ,</del>	·	*	•	•	<del>'</del> .	•	<del>* *</del>
EXPENDITURE		166,788																							
Stamp Duty Earomontrate.		ė i																							
Legalr Acquirition Planning Fee Professional		53,187 30,000								1															
Professional Build Cast - BCIS Base		753,811	. 0	753,811 310,748	828,660	1,450,156	1,760,903	1,864,486	1,864,486	1,864,486	1,864,486	1,864,486	1,242,991	621,495											. 0
z106/CIL/Tariff			1,160,465			154.000	187.000	198,000	198,000	198,000	198,000	198,000		66,000 15.537	ŏ	<u> </u>	<u> </u>		ė .	<u> </u>	, i	č	<u> </u>	· č	<u> </u>
Contingency Abnormals			•	7,769	20,717 5,813	36,254 10,173	44,023 12,353	46,612 13,080	46,612	46,612 13,080	46,612 13,080	46,612	31,075 8,720	15,537 4,360	. ;	, ,	;	: :			;	:		, ,	, ,
Financo Foor Logal and Valuation														-											
Agentr Legalr		i	. 0	9 5	0			59,479	99,132	110,950	118,958		118,958	118,958	118,958	118,958	. 0	9 3						. 0	. 0
Mire.		0	0	, ,	0	۰		9,913	10,522	,				,									0		
COSTS BEFORE LAN		1,003,726	1,160,465	1,107,508	943,190	1,650,5#3	2,004,279	2,191,570	2,237,#32	2,260,963	2,260,963	2,260,963	1,553,570	\$46,177	134,745	134,785	<i>'</i> •	•	•	•	•	•	<u>, , , , , , , , , , , , , , , , , , , </u>	•	•
For Residual Talua		3,545,769	25.304					226.463			191 179			91 196											
Davelupers Return	Interest		85,304	108,662	131,466	151,615	185,407	226,463	234,627	219,028	191,179	162,808	133,904	91,196	34,422						0		0	,	
Market Houring Affordable for Bent																									4,671,520 791,012
First Hames							-2 129 626																		320,161 -5,782,693
	Carh Flou Opening Balance	-4,549,555 0 -4,549,555	-1,245,769	-1,216,170	-1,074,656	-1,802,198	-2,189,686	-435,396	831,937	1,485,285	1,515,154	1,541,505	2,277,801	3,027,902	3,792,068	3,826,491	-	f " f				-	f "	- "	-5,782,693
	Clarina Balance	-4.549.555	-5.795.324	-7.011.494	-8,086,150	-9.888,348	-12,078,033	-12,513,429	-11,681,492	-10,196,207	-8,683,074	-7.141.569	-4.863.768	-1,835,866	1,956,202	5,782,693	5,782,693	5.782,693	5,782,693	5,702,693	5,782,693	5,782,693	5,782,693	5,782,693	0
CASH FLOW FOR CIT	L ADDITIONAL P	ROFIT																							
INCOME	Ar Abayo	Teer 1				Tear 2				Teer 3				Tour 4				Year 5				Teer 6			
EXPENDITURE		•	•	• •	•	•	•	1,982,638	3,304,396	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	<i>'</i> •	_ • _ /	•	•	•	•	<u> </u>	•	<i>'</i> •
Land		2,142,857																							
Stamp Duty Earomontrotc.		96,643								1															
Legals Acquisition Planning Fee		32,143 30,000																							
Professional		753,811		753,811	0 828 660	ě						Č	Ö	ŏ	ï				i					ž š	ž š
Build Cart - BCIS Bare POTENTIAL CIL		-403,400		310,748	828,660 560,261	1,450,156 560,261	1,760,903 560,261	1,864,486	1,864,486	1,864,486 560,261	1,864,486	1,864,486	1,242,991	621,495	•		, ,				•			•	
Part CIL x 106 Contingoncy				33,000	88,000 20,717	154,000 36,254	187,000 44,023	198,000 46,612	198,000 46,612	198,000 46,612	198,000 46,612	198,000 46,612	132,000	66,000 15,537	•	0	. 0							0	0
Abnormale		ě	ř	7,769	5,813	10,173	12,353	13,080	13,080	13,080	13,080	13,080	31,075 8,720	4,360	· š	ř	7 6	1 6	ĭ	ř	ř	ř	ř	ř	ř
Finance Feez Legal and Valuation		0																							
Agentr Legalr		ó	. 0			:		59,479 9,913	99,132 16,522	118,958 19,826	118,958 19,826	118,958 19,826	118,958 19,826	118,958 19,826	118,958 19,826	118,958 19,826		t : :							. 0
Mire. COSTS BEFORE LAN		· i	ř	ř	ř	ř	·										, ,	1 1	· i	·	·	i	, ,	ř	ř
	HD INT AND PRO	2,652,054		1,107,502	1,503,452	2,210,844	2,564,541	2,751,#32	2,798,093	2,\$21,224	2,260,963	2,260,963	1,553,570	\$46,177	134,745	131,715	•	• 1	•	•	•		,	•	•
For CIL calculation	Interest		49,726	50,658	72,374	101,921	145,285	196,094	214,193	208,716	191,179	162,808	133,904	91,196	34,422										
Developers Return			49,725	50,650	14,314	101,921	149,409	196,094	214,193	200,716	191,179	162,000	133,704	91,196	34,466			, ,				,	,		
Market Hawing Affordable for Bent																									4,671,520 791,012 320,161 -5,782,693
First Homes		2/52/5	40.737	-1.158.166	4 575 437	-2.312.765	2.700.021	0/530	303.40	935.335	1,513,134	454505	2 227 444	3,027,902	2 702 0/0	2 427 411						<b>.</b>			320,161
	Carh Flou Opening Balance	-2,652,054	-49,726	-1,158,166	-1,575,826	-2,312,765	-2,709,826	-965,288	292,109	935,335	1,513,134	1,541,505	2,277,801	3,027,902	3,792,068	3,826,491	-	•				· •	r •	- 0	-5,782,693

Site 3		Hadium GF - 40	urban adaa						1																
INCOME	Av Sixe		7	Humber	Prica	GD7	614		DEVELOPMEN	TCOSTS							Pleasing foo	calc				Build Cart			fm   1,484,50     1,484,50     44,50     44,50     44,50     44,50     44,50     44,50     44,50     40,00     40,00     40,00     40,00     40,00     40,00     50,
				40	Price ffm2		-2		LAND			funit or m2	Tatal				Planning app foo Na dwyr Na dwyr undor 50	duqu	rat	10		CO2 Plur	v		1,484.8 00% 44.5
Market Howring	Grazz 97.5	97.38	65.00%	26	4,300	10,887,600	2,53			Land			64.914	1,508,277			Na duar under 50	40	46	2 18,480		Acc & Adpt	t/m2		0.0
Affordable Overall			35%	14	1					Stamp Duty Euromontrote.			0				Na dugraver 50		Tate				t/m2		14.7
Affordable Rent Social Rent	73.1 73.1	71.78 71.78	0.00%		2,365	1,544,765		1		Logalr/Acquiritio	n	1.50%	22,624	87,538			Stamp duty o	alc - Rosidual				Water Over Extra 1	f/m2 %	0.	0.00
Shared Ounership First Hames	79.0 69.0		3.50% 8.75%		1 3,010 1 3,000	332,906 713,895	11	1	Feer	Planning			18,480				Landpayment		Tota	1,508,277		Over Extra 2	1/m2		0.00
		*****	*****			,	-			Professional		8.00%	612,046	630,526									t/m2		0.00
Grant and Subridy	Affordable Rent Social Rent Shared Ownership					Ÿ			COMSTRUCTI	ОН							Landpayment	alc - Razidual		750,000		Small Site	×		1,544.16
						0				Build Cart z106 / CIL / IT		1,777	6,314,869 1,132,837						Tute	27,000	1	Site Cartr	Baro BNG	15.	00% 231.62 10% 1.54
SITE AREA - Not SITE AREA - Grazz	1.143		35	/he		13,479,166	3,553			Cantingoncy Abnormals	9	2.50× 0.00×	157,872				Pro CIL 106	16 500	€/Unit (all)						1,777.32
Saler per Quarter											4		45,000	7,650,578					Total	660,000					
Unit Build Time	3	Quartors							FINANCE								Part CIL r 106	16,500	#/Unit(al	I) 660,000 472,837					
						RUM Residuel F	IACRO ctrl+r			Feer Interest		0× 7.50×					CIL	186	f/m2 Tota						
Recidual Land Valu		Whale Site 1.50#.277	PerhaNET 1 319 743	Perha GROSS 1,055,794			Claring belonce -	0		Logal and Valuation	in		0				Inf Tariff	2 GDV							
Exirting Uro Valuo Unlife		35,714		25,000		RUH CIL MACR	0 ctrl+l Glavine helence -		SALES									0.002	:						
Plurtha	500,000	714.286		500,000					SHLES	Agentr	×	3.0× 0.5×	404,375												
Beachm	ark Land Talue	750,000		525,000		Chrick any haring di	est.			Logale	2/unit	0.5%	67,396												
Additional Profit		1.401.557	1/m2 553							Mira.	×.	0.0%	0	471,771	10.348.691	1									
			- 111						Davalupars P	r <b>efit</b> Market Hawring	∨ Ualue	17.50×			1,905,330										
										Affordable Howin	q × Value	17.50% 17.50%			32±,593 124,932										
RESIDUAL CASH FL	OW FOR INTERE	st								r irzt Hemez	z. Yalue	17.50%			124.932							_			
INCOME		Year 1 Q1	65	<b>Q</b> 3	<b>Q4</b>	Tear 2 Q1	Q2	<b>Q</b> 3	64	Tear 3 Q1	Q2	63	Q4	Teer 4 Q1	65	63	Q4	Tear 5 Q1	Q2	Q3	Q4	Tear 6 Q1	<b>Q</b> 2	<b>Q</b> 3	Q4
INCOME UNITS Started Market Howing				- 5	5 0	10	10	1,360,950	1,360,950	2,721,900	2,721,900	2,721,900	0	0	0		0		. 0	. 0	0		. 0	. 0	. 0
Affordable Rent Social Rent					0		0	193,096	193,096	386,191	386,191	386,191	:		0		. 0		0		0	:		. 0	. 0
Shared Ownership First Hames					. 0			41,613 89,237	41,613 89,237	83,227 178,474	83,227 178,474	83,227 178,474			0										
Grant and Subridy					ě	i	i	1,614,126		0	. 0	3,369,792			i			<u>t</u>				<u>t</u>			
EXPENDITURE		•	•	•	•	•	•	1,684,896	1,684,896	3,369,792	3,369,792	3,369,792	•	•	_•	•	•	· •	•	•	•	•	•	•	•
Stamp Duty Earomontrote.		64,914																				_			
Legalr Acquirition		0 22,624 18,480																							
Planning Fee Professional		306,023		306,023	526.224	1.052.470					. 0				0					. 0	0				
Build Cart - BCIS Baro x106/CIL/Tariff			472,837		F 55 000	110,000	1,315,598 137,500 32,890	165,000	1,052,478	55,000	- 8	, ,			- i	,	, ,	· i		, ,	ů	· i			
r106/CIL/Tariff Cantingoncy Abnormals				27,500 6,578 1,875	13,156 3,750		32,890 9,375	39,468 11,250	26,312 7,500	13,156 3,750	0				0	;		:				:			:
		0																							
Logal and Valuation Agents Logals				. 0	. 0	0	0	50,547 8,424	50,547 8,424	101,094 16,849	101,094	101,094 16,849		0	0		. 0	2 2	. 0		. 0			. 0	. 0
									V/464					,							,	· ·			
COSTS BEFORE LAI			472,\$37	605,096	592,145	1,196,290	1,495,363	1,\$53,407	1,255,262	716,011	117,943	117,943	•	• 1	_ •	•	<u> </u>	•	•	•	•	•			•
For Residual Value	Land Interest	1,508,277	36,006	45,547	57,746	70,044	93,788	123,585	129,061	123,426	75,983	16,435		0	0		. 0			. 0	. 0			. 0	
Davelapers Return Market Hawing																									1,905,330
Affordable for Rent																									1,905,330 328,593 124,932 -2,358,854
First Hames	Carh Flau	-1,920,319	-508,843	-650,642	-655,891	-1,266,334	-1,589,151	-292,095	300,573	2,530,278	3,175,866	3,235,413		0	0		0	0	0	0	0	0	0	0	-2,358,854
	Opening Balance Clarina Balance	-1.920.319	-2,429,162	-3,079,804	-3,735,696	-5.002.030	-6,591,181	-6.883.276	-6.582,703	-4.052,425	-876,559	2,358,854	2.358.854	2,358,854	2,358,854	2.358.854	2,358,854	2,358,854	2,358,854	2,358,854	2,358,854	2,358,854	2.358.854	2,358,854	
CASH FLOW FOR CI	L ADDITIONAL F	ROFIT																							
INCOME	Ar Abavo	Tear 1				Teer 2			1	Teer 3				Tear 4		-	-	Tear 5				Tour 6	_		
INCOME		•	•	•	•	•	•	1,684,896	1,684,896	3,369,792	3,369,792	3,369,792	•	•	•	•	•	•	•	•	•	•	•	•	•
Land Stamp Duty		750,000																1							
Stamp Duty Euromontrots. Logalr Acquirition		27,000																							
Planning Fee		11,250 18,480		0	0	0	0	0	0		0			0	0		0		0		0		0		0
Professional Build Cast - BCIS Bare		306,023		306,023 263,120	0 526,239	1,052,478	1,315,598	1,578,717	1,052,478	0 526.239	0	0		0	0		0	0		0	0	0	0	0	0
POTENTIAL CIL		-662,661	- i	27,120	1,032,109	1,032,109		165,000		55,577	· ·		·	· ·	Ť		· ·	l i	· ·	· · ·	·	ı .	· ·	T.	, ,
Part CIL r 106 Cantingency Abnormals		,		27,500 6,578 1,875	13,156 3,750	26,312 7,500	137,500 32,890 9,375	39,468 11,250	110,000 26,312 7,500	55,000 13,156 3,750	0			0	,			0			0				
Finance Feez		0		1,875	3,750	7,500	9,375	11,250	7,500	3,750	0	0		0							0			0	
Logal and Valuation		0		0			0	50.547	50.547	101.094	101,094	101.094	.	0			0				0				0
Agentr Legalr Miss		ŏ	i	0	ě	i	ě	50,547 8,424	50,547 8,424	16,849	101,094 16,849	101,094 16,849		ō o	ě		ó	1 6	0		ő	0	0	ŏ	
COSTS BEFORE LAI	ND INT AND PRO	450,092	·	605,096	1,630,254	2,228,399	1,495,363	1,853,407	1,255,262	716,088	117,943	117,943	·	·	·	·	·	·	·	·	ě	·	·	·	·
Far CIL calculation																		<b>.</b>							
Developers Return	Interest		8,439	8,597	20,104	51,048	93,788	123,585	129,061	123,426	75,983	16,435		0	0		0			•	0			0	0
Market Hauring Affardable far Bent																									1,905,330
First Hames	CarkFlou	-450,092	-8,439	-613,693	-1.650,358	-2,279,448	-1,589,151	-292,095	300,573	2,530,278	3,175,866	3,235,413													1,905,330 328,593 124,932 -2,358,854
	Opening Balance	0	**,437	*613,673	-1,000,006	*2,617,446	1,207,121	-272,975	300,913	2,539,218	3,119,666	3,635,413								T			2,358,854		-6,000,004
	Cipring Balance	-450,092	-458,531	-1.072.224	-2.722.582	-5,002,030	-6.591.181	-6.883.276	-6.582.703	1 -4.052,425	-876,559	2.358,854	2.358.854	z.358,854	z.358,854	1 2.358.854	2.358.854	2,358,854	2.358,854	2.358.854	2.358.854				

Site 4		ledium GF - 20	urban odgo																						
нсоне	Av Sixe m	2	×	Humber	Price ffm2	6DŦ	GIA	1	DETELOPMENT	COSTS							Plenning foo	elc				Build Cart			/m 1,472.5 44.1; 0.0; 0.0; 14.7; 0.0; 0.0; 0.0; 0.0; 0.0; 1,531.54 229.7; 1,762.34
	Grazz	Net		20			-2	2	LAND			/unit or m2	Tatal				Planning app foo Na dwgr	duq	0			CO2 Plur	×	3.00×	1,472.5
larket Hawring	93.4	93.08	65.00×	13	4,300	5,203,000	1,21	1	1	Land Stamp Duty			27,708	764,151			No dugrander 50 No dugraver 50	2	0 46 0 13	2 9,240		Acc & Adpt	£łm2	0.00%	0.0
Affordable Overall Affordable Rent	63.0	62.20	39× 22.75×	7						Earomontrota. Logalr/Acquirition		1.50%	0				110 00 0 000 00		Tute	9,240			1/m2 1/m2		14.7
Sacial Ront	63.8	62.20 62.20 79.00	0.00%	9	2,365 2,150	669,319	()	3		Logalr (Acquirition	`	1.50%	11,462	39,170			Stemp duty co	de - Razidual				Water Over Extra 1		0.00%	0.0
Shared Ownership First Hames	79.0 79.0	79.00 79.00	0.00% 3.50% 8.75%	1 2	3,010	166,453 416,133	5	9	Feer	Planning			9.240				Landpayment		Tata	764,151 27,708		Over Extra 2	t/m2	0.00%	0.00
Grant and Subridy	Affordable Rent					,				Professional		8.00%	291,424	300,664			Stamp duty co		-			Small Site	£/m2	0.00 ×00.0	0.00
	Speigl Bent								COMSTRUCTIO	н							Landpayment	ilc - Kasidual		437,500			z		1,531.54
	Shared Ounership				0					J106 / CIL / IT		1,763	556,350						Tata	11,375		Site Cartr	Baro BNG	15.00% 0.10%	229.73
SITE AREA - Not SITE AREA - Grave	0.667 h 0.833 h		30	/ha		6,454,904	1,691			Contingency Abnormals		2.50%	74,816				Pro CILz106	44 50	0 EFUnit (all)						1,762.80
	V.033 h	•		rne						Hendringer	î	0.000	19,000	3,642,798			P P CIL PIO	10,50	Tatal	330,000					
Saler per Quarter Unit Build Time	3 0	warters							FINANCE								Part CIL r 106	16,50	0 £/Unit(all	330,000					
						RUM Residual F	MACRO -1-IA-			Foor		7.50%					CIL	18	6 t/m2 Total	226,350					
		Whale Site	PerhaNET 1.146.227	Parka GROSS 916-981		non nagradari	Claring halance	- 0		Logal and Valuation		1.200	0	0						350,350					
<b>Rezidual Land Yalus</b> Exirting Uzo Valus		764,151 20,833	1.146.227	25,000		RUH CIL HACR											Inf Tariff	× GDV 0.00							
Uplift Plants	9×	446 667		500,000			Claring balance	- 0	SALES	Agentr	v	3.0%	193,647												
Benchm	ark Land Yalve	437,500		525.000		Check on pharing d	barnar			Logale	×	0.5%	32,275												
			£/m2			CHI	rest			Mirc.	t/unit Z	0.02	ů	225,922	4.972.704										
Additional Profit		619,759	511						Davelupers Pr	-fis															
									1	Market Hawing Affordable Hawin	×Value	17.50× 17.50×			910,525 146,260 72,#23										
		_								First Homes	y Value	17.50%			72.423										
RESIDUAL CASH FL	OW FOR IMTERES	Teer 1				Year 2				Teer 3				Tear 4 Q1				Year 5 Q1				Toer 6 Q1			
INCOME UNITS Started Market Howing		Q1	<b>Q</b> 2	Q3 5	94	91 5	- Q2 5	63	24	<u> </u>	<b>Q2</b>	63	Q4	Q1	65	<b>Q</b> 3	24	Q1	65	<b>Q</b> 3	Q4	Q1	Q2	63	Q4
Market Howring					0			1,300,750	1,300,750	1,300,750	1,300,750			0	. 0					. 0				. 0	. 0
Affordable Rent Social Rent				į.	ő	, i		167,330	167,330	167,330	167,330		; ; ;	ő	Ö	Ö								, ,	÷
Sacial Ront Sharod Ownorzhip First Hamor				- ;	0	:		41,613	41,613 104,033	41,613 104,033	41,613	:	; ;	0	0							:			,
Grant and Subridy					<u> </u>	•		1,613,726	1,613,726		1.613.726	-		•	•	•	-	•	- 1			0	- 1		
EXPENDITURE	Ĺ	•	•	•		•	•	1,413,724	1,613,726	1,413,724	1,613,726			•	•	•	•	•	•	•	•	•	1	•	•
Stamp Duty Earomontrots		27,708																							
Logalr Acquirition Planning Foo		0 11,462 9,240																							
Professional	-	145.712		145,712																					
Build Cart - BCIS Baro x106/CIL/Tariff			226,350		498,772 55,000	748,158 82,500		498,772	249,386 27,500	:		;		0		0		:	: :				: :		
Cantingoncy Abnormals			0	6,235	12,469 3,167	18,704 4,750	18,704 4,750	12,469	6,235 1,583	:			: :	0	0	0		:				:		. 0	
		0		1,503	3,161	4,150	4,150	3,161	1,543				,											,	
Logal and Valuation Agontr Logalr		: ,			0			48,412	48,412	48,412 8,069	48,412 8,069			0				0		. 0				. 0	. 0
Logale Mira		0	٠,	0	0	•		8,069	8,069					0		•		•				۰		• 0	•
Mire. COSTS BEFORE LAN	HD INT AND PRO	194,122	226,350	430,416	569,401	* \$54,112	* \$54,112	F 625,***	7 341,184	56,480	56,410		• •	•	•						•	•	, ,	, ,	•
For Residual Talua	Land	764,151																							
Davelupers Return	Interest		17,968	22,549	31,042	42,300	59,108	76,231	59,138	36,387	7,871			0							0	۰			
Market Howing Affordable for Bent																									910,525
First Hames																									910,525 146,260 72,823 -1,129,608
	Carh Flou Opening Balance	-958,273 0	-244,318	-452,964	-600,450	-896,412	-913,220	911,607	1,213,404	1,520,859	1,549,375	•	• 1			•	•	•	•			•		•	-1,129,608
	Clarina Balance	-958,273	-1.202.591	-1.655.555	-2,256,005	-3.152.417	-4.065,636	-3,154,029	-1.940.626	-419.767	1.129.608	1.129.608	1,129,608	1.129.608	1,129,608	1.129.608	1.129.608	1,129,608	1,129,608	1.129.608	1.129.608	1.129.608	1.129.608	1.129.608	0
CASH FLOW FOR CIT	L ADDITIONAL PE	OFIT				Tear 2				Teer 3				Year 4				Tear 5				Tour 6			
IHCOME	Ar Abavo					1047 2								1047 4											
INCOME EXPENDITURE		•	•	•	•	•	•	1,613,726	1,613,726	1,613,726	1,613,726	•		•	•	•	•	•	•	•	•	•	· •	•	•
Land Stame Duty		437,500 11,375																							
Earomontrotc.	Ł	6,563																							
Earomontrotc. Logalr Acquirition Planning Foo	-	9.240		0	0		0	0				0		0	0	0			0	. 0				0	. 0
		145,712	;	145,712 249,386	0 498,772	748,158	748,158	498,772	249,386	:	:		; ; ;	0	0	, ;	:		:			:	: :		:
Build Cart - BCIS Bare POTENTIAL CIL Part CIL / 106		-296,976		22.500	498,772 916,735 55,000	82,500	F 82,500	F 55,000	F 27,500					· ·								<u> </u>			
Contingency				6,235 1,583	12,469	18,704 4,750	18,704 4,750	12,469 3,167	6,235					ő	· o										
Abnormale Finance Feer				1,583	3,167	4,750	4,750	3,167	1,583					•											
Logal and Valuation Agents	t	ė .						48,412	48,412	49.442	49.442														
Logalr	Ł		i i	ŏ	ŏ	L	Ö	8,069	8,069	48,412 8,069	48,412 8,069		ě	ŏ	·	, ě	ě	L						ŏ	ő
Mire. COSTS BEFORE LAN	ID INT AND PRO	313,413	•	430,416	1,4#6,143	\$54,112	#54,112	625,888	341,184	56,420	56,480	•	•	÷	•	•	•	•	•	•	•		•	•	·
For CIL calculation																									
	Interest		5,877	5,987	14,169	42,300	59,108	76,231	59,138	36,387	7,871	0	0	0	0	0	0		0		0		0	0	0
																		_							*** ***
Dovolupors Roturn Market Houring																									
Market Hawring Affordable for Bent																									910,525 146,260 72,823
Davalapars Ratura Market Hawring Affordable for Rent First Homes	Carh Flou Oponing Balanco	-313,413	-5,877	-436,403	-1,500,312	-896,412	-913,220	911,607	1,213,404	1,520,859	1,549,375	0	0	0	0	0	0	0		0	0	0	0	0	710,525 146,260 72,823 -1,129,608

Site 5		Hødium GF - 12	urban odgo																						
HCOME	Av Siza n	n2	z	Humber	Price f/m2	GD	614	1	DETELOPMENT	COSTS							Plenning foo	celc		rato		Build Cart		_	1,530,000   1,53
	Granz 116.5	Net 116.50	65.00×	16	4,300				LAND			funit er m2	Tetal	643,129			Planning app for Na dugr Na dugr under 50		12		5,544	CO2 Plur	× t/m2		3.00× 45.
farket Howring	116.5	116.50	35×		4,500	3,701,41	90	1		Land Stamp Duty Earementrate.			21,656	643,127			No duque over 50			138	5,544 5,544	Acc@Adpt	2		0.00% 0.0
Affordable Rent	65.6	64.33	22.75%	4.2	2,365 2,150	415,36	5 17	4		Legal /Acquirities		1.50×	9,647	31,303					- 18	tel	5,544	Water	6/m2 6/m2		0.0
Sacial Ront Sharod Ounorzhip	65.6 70.0	64.33 70.00	3.50×		2,150 3,010 3,010	88,49	0 4 2	4	Feer								Stamp daty c Landpayment	alc - Rasidual			3,129	Over Extre 1	t/m2		0.00%
First Hames	70.0	70.00	8.75×	1	3,010	221,23	5 7	1		Planning Professional		8.00≥	5,544 201,334	206,878					Tet	tel 2	1,656	Over Extra 2	£łm2		0.00%
Grant and Subridy	Affordable Rent Social Rent				0		0		COMSTRUCTIO	Н							Stamp daty c Landpayment	elc - Rosidual		26	2,500	Small Site	×		0.00× 0.0 1.5*0.3
	Shared Ownership					1	0			Build Cazt ∠106 / CIL / IT		1,740	2,071,912 371,771 51,798						Tat	tel	2,625	Site Cartr	Bare BNG		10.00% 158.0 0.10% 1.5
SITE AREA - Not SITE AREA - Grazz	0,400 h 0,500 h	10	30	the		4,632,504	1,19			Contingency Abnormals		2.50% 0.00%	51,798				Pro CIL r106	16.50	00 Ef Unit (all)		_			_	1,739.9
Saler per Quarter										- Committee	Ť	*****	21,200	2,516,681			110 0123 100	10,5	Tatal	198,	•••				
Unit Build Time	3 0	Quartors							FINANCE	Foor		A.,					Part CIL r 106	16,51	00 £/Unit( 6 £/m2	(all) 19	8,000 3,771				
						RUH Rasidual	MACRO ctrl+r			Interest		7.50×	· ·				OIL.		Tet	tel 371	771				
<b>Bezidual Land Yalus</b> Exirting Uzo Valus		643.129	PerhaNET 1.607.#23	Perha GROSS 1.286,259			Olaring t-olan ca	. 0		Logal and Valuatio				,			Inf Tariff	× GDV							
Exirting Uro Valuo Uplift	02	12,500		25,000 0		RUH CIL MACI	Claring tolonce	. 0	SALES									0.00	N.		•				
Plur the Beachin	srk Land Talas	250,000 262,500		500,000 525,000		Chrick papharing		1		Agentr Legalr	×	3.0× 0.5×	138,975 23,163												
			£/m2			- CH	rest			Mire.	tfunit 2	0.0%	0	162,138	3,560,130										
Additional Profit		622.024	615						Davelupers Pr	•fit															
										Market Hawing Affordable Howin	×Value a ×Value	17.50× 17.50×			6#3,797 ##,175										
RESIDUAL CASH FL	OW FOR INTERES	ST								First Hames	× Value	17.50×			34,716										
		Tear 1 Q1	Q2	<b>Q</b> 3	64	Tear 2 Q1	QZ	<b>Q</b> 3	04	Year 3 Q1	<b>Q</b> 2	<b>Q</b> 3	64	Teer 4 Q1	Q2	<b>Q</b> 3	Q4	Tear 5 Q1	Q2	<b>Q</b> 3	04	Tear 6	Q2	<b>Q</b> 3	04
INCOME UNITS Started Market Howring				,	3 0	3 0	3 0	976,853	976,853	976,853	976,853	, ,	0	,	0	0	, ,		, ,	, ,	, ,		, ,	, 0	,
Affordable Rent Social Rent							;	103,841	103,841	103,841	103,841				0		. 0		. 0	. 0			;	. 0	
Shared Ounership First Hames					i		:	22,124 55,309	22,124	22,124 55,301	22,124						;	ŧ i			: :		: :	;	
Grant and Subridy INCOME EXPENDITURE					, i			1,151,126	1,151,126	1,151,126	1,151,126	, i			,	, i		<u> </u>		, ,		- :	- 0	, ,	
EXPENDITURE	Ĺ		•	•	•	•	•	1,15#,124	1,15#,124	1,15#,124	1,15#,124	•	• 1	•	_ •	•	•	•	•	-		- i - i -			
Stamp Duty Euromontrote.		21,656 0																							
Legal: Acquirition Planning Fee		9,647 5,544																							
Professional Build Cost - BCIS Base		100,667		100,667 172,659	345,319	517,978	517,978 49,500	345,319	172,659		. 0						. 0		. 0				. 0	. 0	. 0
r106/CIL/Tariff Cantingoncy			173,771	172,659 16,500 4,316 1,767	33,000 8,633 3,533	49,500 12,949 5,300	7 12 949	33,000 8,633 3,533	16,500 4,316 1,767		0	, ,		: ;		, ,	- 0		, 0	, ,			-	. 0	- 0
Abnormals Finance Fees	-	0	,	1,767	3,533	5,300	5,300	3,533	1,767							. 0	. 0						. 0	. 0	. 0
Local and Valuation		0						34,744	24 744	24.744	34,744														
Agontr Logalr Mire. COSTS BEFORE LAN	_	ó	·		, ,	i		5,791	34,744 5,791	34,744 5,791	34,744 5,791	, ,	· i		ě	, i	· .	ò				i	. 0	. 0	r i
COSTS BEFORE LAP	ND INT AND PRO	137,515	173,771	295,910	7 390,485	5\$5,727	F 5#5,727	431,019	7 235,777	40,534	r 40,534	, , ,	•	• '	•	•	, .		, ,			•		<u> </u>	
For Recidual Talua	Land	643,129	14,637	18,170	24050	31,831	43,411	55,207	42,609	~ ~ ~ ~ ~	5,649												-		. 0
Davelapers Return	Interest		14,637	10,170	24,059	31,031	42,411	55,207	42,609	26,114	5,647		,		,	,	,								
Market Howing Affordable for Rent																									683,797 88,175
First Hames	Carh Flou	-780,644	-188,408	-314,079	-414,544	-617,559	-629,138	671,900	879,740	1,091,478	1,111,943				0	0	0			0			•	0	88,175 38,716 -810,688
	Opening Balance Clarina Balance	0 -780,644	-969.052	-1.283.132	-1,697,676	-2.315.234	-2.944.373	-2,272,473	-1,392,733	-301,255	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,65	
CASH FLOW FOR CI	L ADDITIONAL PE	ROFIT																							
IHCOME	Ar Abave	Teer 1				Teer 2				Year 3				Teer 4				Year 5				Toer 6			
INCOME EXPENDITURE		•	•	•	•	•	•	1,151,126	1,15\$,126	1,151,126	1,151,126	•	•		•	•	•	•	•					<u> </u>	•
Land Stamp Duty		262,500 2,625																							
Earomontrotc. Logalr Acquirition Planning Foo		3,938																							
Planning Foo Profozzional Build Cort-BCIS Baro		5,544 100,667	;	100,667	0	1	0	0	0	:	0	0		1	0	0	0	0	0	0	1		0	0	0
POTENTIAL CIL		-228,106	0	172,659	345,319 850,130	517,978	517,978	345,319	172,659	٠.	0	0							0						0
Part CIL r 106		0	0	16,500 4.316	33,000	49,500 12,949	49,500 12,949	33,000 8,633 3,533	16,500 4,316	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0
Dantingoncy Abnormalr Financo Foor		ŏ	ŏ	4,316 1,767	8,633 3,533	12,949 5,300	12,949 5,300	3,533	4,316 1,767	ŏ	ŏ	ō	ő	ő	ő	ő	ŏ	i	ŏ	i		i	ő	ŏ	ŏ
Logal and Valuation		ŏ						24.744	24 744	24.744	24 744											1 .			
Agentr Logalr		Ö	Š	ŏ	,	1		34,744 5,791	34,744 5,791	34,744 5,791	34,744 5,791	, i		- 1	,	,	ŏ	1 .	ŏ		- 1				ŏ
Mire. COSTS BEFORE LAN	ND INT AND PRO	147,168	·	295,910	1,240,615	5#5,727	5#5,727	431,019	235,777	40,534	40,534	·	•	•	·	•	•	•	•	•	•	•	- :	- :	ů
for CIL calculation																		+				+ .			
	Interest		2,759	2,811	8,412	31,831	43,411	55,207	42,609	26,114	5,649			0	0	0	0							0	0
Developers Return																									
Davalupars Ratura Market Howing Affordable for Rent																									683,797 88,175
Developers Return Market Houring Affordable for Rent First Homes	Carlı Flau	-147,168	-2,759	-298,721	-1,249,027	-617,559	-629,138	671,900	879,740	1,091,478	1,111,943				0	0	0						-		683,797 88,175 38,716 -810,688

		Brausfield - 125	Jrban Area																								
HCOME	Av Sixe	n2	×	Humber 125	Price ffm2	GD 7	GIĄ		DEVELOPMENT	COSTS							Pleasing fee co	le .		reto			Build Cart				
	Grazz	Net		123					LAND			fesit er m2	Tetal				Planning app fee No dwar	80-gr 125					CO2 Plur	×		3.00%	1,4
ket Hawing	84.3	13.43	65.00%	81	4,500	30,504,861	6,847	l		Land Stamp Duty			171,217	3,634,340			No dusp under 50 No dusp over 50	50 75		462 138	23,100		Acct: Adpt	4/m2		0.00%	
fardable Overall	67.7	64.10	39× 22.75×	43.75	2,475	4 543 674	400			Euromontrote.		1,50×	0	225,732					T	atel	33,450			1/m2			
fordable Rent scial Rent	67.7	64,10	0.00%	0	2,250	4,517,068	1,924			Logals /Acquisition		1.50%	54,515	225,132			Stemp duty cal-	c - Raziduel					Over Extra 1	t/m2		0.00%	
hered Ownership rzt Hamez	66.7 74.6	65.75 73.00	3.50× 8.75×	4	3,150 3,026	906,117	292		Feer	Planning			33,450				Landpayment		τ.	atal .	3,634,340 171,217		Over Extra 2	t/m2		0.002	
rent and Subridy	Afferdable Bont				.,	2,,2				Professional		8,00%	1,790,247	1,823,697				L					Smell Site	1/m2		0.00	1,453
arent and Subridy	Social Rent								CONSTRUCTION								Stemp duty cell Landpayment	c - Karidwel			3,626,374					0.00%	1,511.
	Shared Ounership									Build Cart 2106 / CIL / IT		1,746	17,243,530 3,335,200						T	atel	170,819		Site Cartr	Bare RNG		15.00%	1,511.3 226 7 1,745.3
SITE AREA - Not	1.923 h 2.747 h	14	65	fh.a		31,344,339	9,879			Contingency		5.00x 5.00x															1,745.
SITE AREA - Grave	2,747 8	4	46	/ha						Abnormele	* •	5.00%	75,000	22,378,090			Pre-OILz106	14,000	1/Unit (all) Total		1,750,000						
Sales por Quarter Init Build Time	9 3 6	Quarters							FINANCE								Part CIL r106	16,500	£/ Uni	a Call)	2,062,500						
ZIII CAIIA IIIII	- 1									Foor		800					OIL	106	1/m2		1,272,700						
		Whele Site	PerhaNET	PerhaGROSS .		RUH Reziduel MA	GRO etri+r Glaring kolones -	0		Interest Logal and Valuation		7.50%	0						- 1	atel	3,335,208						
Bezidual Land Value		3,634,340	1.889.857	1,322,900		RUH CIL HACRO											Inf Tariff	× GDV									
Jelift	20×	604,396		220,000			Charing bolonce -	0	SALES									1,117									
Plw/ho Beach	mark Land Value	3,626,374		1,320,000		Check ampharing dua	****	i		Agentr	×	3.0× 0.5×	1,150,330 191,722														
			44-3			carr	*et			Miss	t/unit	0		1342 652	29,493,911												
Additional Profit		1,469,933	215								"	***		1,242,722	2442.711												
									Davelapers Pra	Market Hauring	×Value	17.50%			5,334,351												
										Affordable Howing		17.50x			949,057 422,851												
RESIDUAL CASH FLOY	FOR INTEREST											11292			466.#21												
ІНСОНЕ		Teer 1 Q1	02	63	24	Teer 2 Q1	65	63	04	Teer 3 Q1	92	<b>e</b> 3	04	Teer 4 Q1	Q2	<b>e</b> 3	04	Teer 5 Q1	QZ		Q3	Q4	Tear 6 Q1	QZ		3	04
UNITS Started Market Hawing					11	12	12	1,464,233	12 2,684,428	12 2,928,467	12 2,928,467	12 2,928,467	12 2,928,467	12 2,928,467	2,928,467	2,928,467	2,928,467	2,928,467	,		0		,	,	_	, ,	0
Afferdable Rent Social Rent					•			216,819	397,502	433,639	433,639	433,639	433,639	433,639	433,639	433,639	433,639	433,639				0			: 1		ò
Shared Ounership								43,494	79,738	86,987	86,987		86,987	86,987	86,987	86,987	86,987	86,987	,			÷	F :	,		· •	ö
First Hamer Grant and Subridy				;	:			115,982	212,634	231,964	231,964	231,964	231,964	231,964	231,964	231,964	231,964	231,964				:	:	:		}	0
INCOME EXPENDITURE		•	•	•	•	•	•	1,840,528	3,374,302	3,681,657	3,641,657	3,681,057	3,681,057	3,681,657	3,681,057	3,681,057	3,681,057	3,681,057	•		• /	•	•	<i>'</i>			•
Stomp Duty	-	171,217																									
Earsmontrate.		94,515																									
Planning Fee Professional		33,450 895,124		895,124																							
Build Cart - BCIS Bare		073,164	1,272,700	275,896	781,797	1,333,500	1,609,396	1,655,379	1,655,379		1,655,379	1,655,379	1,655,379	1,655,379		551,793			. 0		0	0				, ,	0
/106/CIL/Tariff Cantingoncy			1,272,700		93,500 39,005	159,500 66,675	20.470	198,000 82,769	190,000 82,769	190,000 82,769	198,000 82,769	198,000 82,769	190,000 82,769	190,000 82,769	132,000 55,179	66,000 27,590	,	:	, ,	- ;	0		:	,		,	0
Abnormals Financo Foos				14,995	42,485	72,475	87,470	89,969	\$9,969	89,969	29,969	29,969	\$9,969	\$9,969	59,979	29,990		6			0 "	0	,			, ,	ė.
Legal and Valuation	Ł									L		F 660.422	_			110.422	L	L	_				L	1			
Agentr								55,216 9,203	101,229	110,432 18,405	110,432	110,432	110,432 18,405	110,432 18,405	110,432 18,405	110,432 18,405	110,432 18,405	110,432 18,405		- ;	0		F :	;	1 7	;	0
Mire.	INT AND BROKET	1,154,306	1,272,700	1,232,010	956,777	1,632,150	1,969,836	3 444 535	2,144,217	3 454 454	2 454 454	2,154,954	3 454 454	3 454 454	1,479,581	* *** ***	124,437	120,037									
COSTS BEFORE LAND			1,212,100	1,232,410	794,111	1,432,154	1,767,636	2,010,333	2,144,211	2,194,794	2,194,794	2,194,794	2,194,794	2,194,794	1,417,941	104,207	124,431	124,431			•	•	•	· ·			_
For Raziduel Feluctio	Land Interest	3,634,340	89,787	115.334	140.612	161,100	194,813	235,400	244,501	226,022	201,645	176,811	151,512	125,739	99,482	60,069	7,255				0					, ,	0
Developers Return Market Howing					-																						5,338,351
Affardable far Rent																										- 1	949,057 422,851
First Homes	Carl Fleur	-4,788,645	-1,262,495	-1,240,144	-1,097,389	-1,793,337	-2,164,640	-415,407	915,503	1,200,001	1,324,458	1,349,291	1,374,591	1,400,364	2,101,993	2,816,778	3,544,965	3,552,220		_					$\overline{}$	· /	422,851 6,710,259
	Opening Balance	-4 788 645	-C 4E1 540	-7.499.704	-0 East 472	-10 740 010	-0 EE4 (E)	-12 040 04E	-12 054 482	-10 754 400	-0.479.047	-0.000 (E1	-6 706 060	-5 305 696	-2 202 702	-296 425	3 153 040	6.710.250	6 740 250		710.750	6 740 250	6 740 2Ee	6 710 2Ee	6.21	250	
	OID INDIVIDU		V.D.HV	LACORYA	***************************************	10.270.010	12.04.00	12.442	12.00.442	10.124.400	2382.735			222.00	222.102	232.722	2.127.747	4.110.227	4.110.227		10.20	*.110.220	4.110.227	4.110.222			
CASH FLOW FOR CIL A		Year 1				Teer 2				Tear 3				Tear 4				Teer 5					Taur 6		-		
INCOME	Ar Above																										
INCOME		-						1 144 521	2 274 262	2 691 457	2 691 467	7 5 6 9 1 AE 7	2 641 AE7	2 691 AE7	2 601 AE7	2 644 AE7	2 691 AE7	2 691 AE7		$\overline{}$	. ,						
EXPENDITURE		•	•	•	•	•	•	1,140,521	3,374,302	3,641,057	3,681,057	3,621,057	3,641,057	3,681,057	3,681,057	3,681,057	3,621,057	3,681,057	•		• ′	•					
EXPENDITURE Land Stomp Duty		3,626,374 170,819	•	•	•	•	•	1,\$40,52\$	3,374,302	3,641,057	3,681,057	3,681,057	3,681,057	3,621,057	3,641,057	3,641,057	3,621,057	3,681,057	•		•	•	•				
EXPENDITURE Land Stomp Duty Excements etc.		170,819	•	•	•	•	•	1,\$40,52\$	3,374,302	3,641,057	3,681,057	3,641,057	3,681,057	3,641,057	3,681,057	3,621,057	3,621,057	3,681,057	•		•	•		•			
EXPENDITURE Land Stamp Duty Earemontrote. Logalr Acquirition Planning For		170,819 0 54,396 33,450	•		•	•	•	1,240,522	3,374,302	3,621,057	3,621,057	3,641,057	3,621,057	3,621,057	3,641,057	3,621,057	3,621,057	3,681,057				•					•
EXPENDITURE Land Stamp Duty Examp Duty Legal: Acquiritien Planning Fee Professional Build Cast - BCIS Bare		170,819 0 54,396 33,450 895,124	•	0 895,124 275,896	0 0 781,707	1,333,500		0 0 1855 374	0 0 1655 279	0 0 1.655.379	0 0 1455,379	0 0 1,655,379		3,641,057 0 0 1,655,379	0 0 0 1,103,586	3,641,057	3,621,057	3,6\$1,057			0 0	•	0 0		Ţ. S		0 0
EXPENDITURE and Stemp Duty Caremont etc. equit Acquiritien Planning For Preferrienal Suil Cart - ECIS Baro POTENTIAL CIL		170,819 0 54,396 33,450	0 0	275,896	0 0 781,707 234,925 91,500	234,825	234,825	0 0 1,655,379 234,925	0 0 1,655,379 234,925	:	0 0 1,655,379 234,925	0 1,655,379 234,825	0 0 1,655,379	0 0 1,655,379	0		3,621,057	3,691,057			0 7	0 0 0		,			0 0
INCOME  EXPENDITURE  and Stemp Duty of arementy of arementy of arementy of arementy arementy arementy arementy arementy arementy arementy arementy arementy arementy arementy arementy arementy		170,819 0 54,396 33,450 895,124	0 0 0	275,896	234,825	234,825 159,500 66,675	234,825 192,500 80,470	0 0 1,655,379 224,925 190,000 82,769	0 0 1,655,379 234,325 198,000 \$2,769	0 0 1,655,379 234,925 198,000 92,769	0 0 1,655,379 234,925 191,000 92,769	0 1,555,379 234,925 980,000 82,769	0 0 1,655,379 198,000 92,769	0 0 1,655,379 198,000 82,769	0 0 1,103,586	0 0 551,793 44,000 27,590	3,6±1,057	3,621,057			0 0	0 0 0	0 0				0 0 0
INCOME  EXPENDITURE  and  Stemp Duty or ement of to could facult ities  I leaning Fee  Preferational  Suid Care - BOIS Bare  POTENTIAL CIL.  and Cil. 106  Janting ency  Absormate  I inserce Feer		170,819 0 54,396 33,450 895,124	0 0 0	275,896	234,825 93,500	234,825	234,825	0 0 1,655,379 234,925	0 0 1,655,379 234,925	0 0 1,655,379 234,925	0 0 1,655,379 234,925	0 1,655,379 234,825	0 0 1,655,379	0 0 1,655,379	0 0 1,103,5%6	0 0 0 551,793	3,6\$1,057	3,521,057	0		0 7	0 0 0 0	0 0 0	0 0			0 0 0
EEPEHDITURE Land Stomp Duty Geremont etc. Land Acquirities Planning Fee Prefazinan Doubl Gart - BCIS Baro POTENTIAL OIL Barr Cill, 106 Continency Abharmack Finence Fee Legal and Valustain		170,819 0 54,396 33,450 895,124	0 0 0	275,896	234,825 93,500	234,825 159,500 66,675	234,825 192,500 80,470	0 0 1,555,379 234,925 191,000 92,769 93,969	0 0 1,655,379 234,925 144,000 92,769 93,969	0 0 1,655,379 224,925 190,000 92,769 93,969	0 0 1,655,379 224,925 190,000 92,769 39,969	0 1,555,279 224,825 140,400 82,769 39,969	0 0 1,655,379 198,000 82,769 89,969	0 0 1,655,379 140,000 92,769 93,969	0 0 1,103,586 132,000 55,179 59,979	0 0 551,793 44,000 27,590 29,990	0 0 0	0 0 0 0 0 0 0	0			•	0 0 0				0 0 0 0
IMCOME Lend Lend Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Duty Stomp Stomp Duty Stomp Stomp Duty Stomp Sto		170,819 0 54,396 33,450 895,124	•	275,896	234,825 93,500	234,825 159,500 66,675	234,825 192,500 80,470	0 0 1,655,379 224,925 190,000 82,769	0 0 1,655,379 234,325 198,000 \$2,769	0 0 1,655,379 234,925 198,000 92,769	0 0 1,655,379 234,925 191,000 92,769	0 1,555,379 234,925 980,000 82,769	0 0 1,655,379 198,000 92,769	0 0 1,655,379 198,000 82,769	0 0 1,103,5%6	0 0 551,793 44,000 27,590	3,651,657	3,641,057	0		0 0	• • • • • • • • • • • • • • • • • • •	0 0 0	0 0 0			0 0 0 0
INCOME  CEPENDITURE and Steam Duty forement etc. orement		170,819 0 54,396 33,450 895,124		275,896	234,825 93,500	234,825 159,500 66,675	234,825 192,500 80,470	0 0 1,655,379 224,925 199,000 92,769 93,969	0 0 1,655,379 224,925 198,000 92,769 99,969	0 0 1,655,379 234,925 191,000 12,769 19,969	0 0 1,655,379 234,925 198,000 92,769 93,969	0 1,655,279 224,925 191,000 92,769 93,969	0 0 1,655,379 198,000 12,769 19,969	0 0 1,655,379 194,000 22,769 23,969	0 0 1,103,586 132,000 55,179 59,979	0 0 551,793 64,000 27,590 29,990	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0			• • • • • • • • • • • • • • • • • • •	0	0 0 0			0 0 0 0 0
INCOME  EXPENDITURE  and  Stemp Duty  Common vetc.  Common		170,819 0 0 54,396 32,450 0 955,124 0 9 402,566 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	•	275,896 33,000 13,795 14,995 0 0	234,925 93,500 39,085 42,495 0 0	234,925 154,500 66,675 72,475	224,825 192,500 80,470 87,470	0 1,655,379 234,925 111,000 92,769 93,969 55,216 9,203	0 1,655,379 234,925 191,000 92,769 93,969 191,229 16,872 0	0 0 1,655,279 234,925 141,000 92,769 93,969 110,432 15,405 0	0 0 1,655,279 234,925 141,000 92,769 93,969 110,432 13,405 0	0 1,555,379 234,325 110,432 12,769 39,969 110,432 18,405	0 0 1,455,379 99,000 82,769 89,969 190,432 18,405 0	0 0 1,655,279 110,000 92,769 99,969 110,432 13,405 0	0 0 1,193,596 122,000 55,179 59,979 110,432 15,405 0	0 0 551,793 44,000 27,590 29,990 110,432 18,405	0 0 0 0 0 0 110,432 13,405	0 0 0 0 0 0 110,432 13,405	0 0 0			•  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0
INCOME  REPENDITURE  REPENDITURE  Remain Daty  Grammante Acc.		170,819 0 0 54,396 32,450 0 955,124 0 9 402,566 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	275,896 33,000 13,795 14,995 0 0	234,925 93,500 39,095 42,495 0 0 1,191,692	234,925 154,500 66,675 72,475	0 0 2,24,55 192,500 80,470 87,470 0 0 2,244,661	1,555,279 22,4225 199,000 92,749 93,969 55,216 9,203 0 2,325,344	0 1,655,379 234,925 191,000 92,769 93,969 191,229 16,872 0	0 0 1,655,279 234,925 141,000 92,769 93,969 110,432 15,405 0	0 0 1,655,279 234,925 141,000 92,769 93,969 110,432 13,405 0	0 1,555,379 234,325 110,432 12,769 39,969 110,432 18,405	0 0 1,455,379 99,000 82,769 89,969 190,432 18,405 0	0 0 1,655,279 110,000 92,769 99,969 110,432 13,405 0	0 0 1,193,596 122,000 55,179 59,979 110,432 15,405 0	0 551,793 46,000 27,590 29,990 110,492 13,405 0	0 0 0 0 0 0 110,432 13,405	0 0 0 0 0 0 110,432 13,405	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			•		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0 0
INCOPE  EXPERIDITURE  of Management of Manag	INT AND PROFIT	170,819 0 0 54,396 32,450 0 955,124 0 9 402,566 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	275,096  22,000 13,795 14,995  0 0 1,232,810	234,925 93,000 39,005 42,405 0 0 1,191,692	234,825 159,500 64,675 72,475 0 0 1,866,975	234,825 192,500 80,470 87,470 0 0 0 2,204,661	1,655,279 23,4325 199,000 92,749 93,969 55,216 9,203 0 2,325,344	0 1,655,379 224,225 191,000 22,769 29,969 101,229 16,872 0 2,379,442	0 1,555,279 224,425 191,000 12,769 19,969 11,405 0 2,389,779	0 1,655,279 224,425 199,000 12,769 199,969 11,405 0 2,349,779	0 1,553,379 234,825 198,000 92,769 99,969 10,492 10,492 0 2,289,779	0 1,555,379 198,000 12,769 199,969 10,432 13,405 0 2,154,954	0 1,655,379 198,000 82,769 89,969 110,432 114,005 0 2,154,954	0 0 1,993,586 132,000 55,179 59,979 110,432 13,405 0	0 555,793 46,000 27,590 29,990 110,432 110,432 12,405	0 0 0 0 0 110,402 124,405	0 0 0 0 110,432 13,405 0 124,437	0 0 0			•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0 0 0
INCOPE  STEPHINION  From Duty  Avaments yet  Common to yet  Common	INT AND PROFIT	170,819 0 0 54,396 32,450 0 955,124 0 9 402,566 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	275,096  22,000 13,795 14,995  0 0 1,232,810	234,925 93,000 39,005 42,405 0 0 1,191,692	234,825 159,500 64,675 72,475 0 0 1,866,975	234,825 192,500 80,470 87,470 0 0 0 2,204,661	1,655,279 23,4325 199,000 92,749 93,969 55,216 9,203 0 2,325,344	0 1,655,379 224,225 191,000 22,769 29,969 101,229 16,872 0 2,379,442	0 1,555,279 224,425 191,000 12,769 19,969 11,405 0 2,389,779	0 1,655,279 224,425 199,000 12,769 199,969 11,405 0 2,349,779	0 1,553,379 234,825 198,000 92,769 99,969 10,492 10,492 0 2,289,779	0 1,555,379 198,000 12,769 199,969 10,432 13,405 0 2,154,954	0 1,655,379 198,000 82,769 89,969 110,432 114,005 0 2,154,954	0 0 1,993,586 132,000 55,179 59,979 110,432 13,405 0	0 555,793 46,000 27,590 29,990 110,432 110,432 12,405	0 0 0 0 0 110,402 124,405	0 0 0 0 110,432 13,405 0 124,437				•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			949,057
PEODITUME  and buty  and buty  are all buty	INT AND PROFIT	170,819 0 0 54,396 32,450 0 955,124 0 9 402,566 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	275,096  22,000 13,795 14,995  0 0 1,232,810	234,925 93,000 39,005 42,405 0 0 1,191,692	234,825 159,500 64,675 72,475 0 0 1,866,975	234,825 192,500 80,470 87,470 0 0 0 2,204,661	1,655,279 23,4325 199,000 92,749 93,969 55,216 9,203 0 2,325,344	0 1,655,379 224,225 191,000 22,769 29,969 101,229 16,872 0 2,379,442	0 1,555,279 224,425 191,000 12,769 19,969 11,405 0 2,389,779	0 1,655,279 224,425 199,000 12,769 199,969 11,405 0 2,349,779	0 1,553,379 234,825 198,000 92,769 99,969 10,492 10,492 0 2,289,779	0 1,555,379 198,000 12,769 199,969 10,432 13,405 0 2,154,954	0 1,655,379 198,000 82,769 89,969 110,432 114,005 0 2,154,954	0 0 1,993,586 132,000 55,179 59,979 110,432 13,405 0	0 555,793 46,000 27,590 29,990 110,432 110,432 12,405	0 0 0 0 0 110,402 124,405	0 0 0 0 110,432 13,405 0 124,437				•  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		- 7	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Site 7		Brausfield - 50	Urban Area						1																
IHCOME	Av Sixe			Humber	Price	GD 7	612		DETELOPMENT	COSTS							Pleasing fee cal					Build Cart			im?
				50	Price ##m2	- 4	612		1								Planning app fee	dugr	rato						1,447.84
Market Hawing	Grazz 84.2	82.31	65.00:	33	4,500	12,196,364	2,73	4	LAND	Land		fesit er m2	Tatal	1,570,220			Ne duspr Ne duspr under 50	50 50	462 138	23,100		CO2 Plur	t/m2	3.0	0% 43.44
Affordable Overall			26-	17.5						Stamp Duty Earomontrate.			68,011				No dusp over 50		138 Tatal	23,100		Acc & Adpt	× t/m2	0.0	0:: 0.00
Affordable Rent	67.9	64.36	22.75	- 11	2,475	1,812,038	77	4		Logals /Acquirition		1.50%	23,553	91,564					18441	23,100		Water	t/m2		0.00
Secial Ront Sherod Ounorship	67.9 77.0	64.34 77.00	0.003	0 2	2,250 3,150	0 424,463	13	9	Feer								Stamp duty cale Landpayment	- Bariduel		1,570,220		Over Extra1	t/m2		0.00
First Hamor	73.5	73.50		4	3,100	996,953		4	1	Planning			23,100						Total	68,011		Over Extra 2	Z.	- 0	0× 0.00
Grant and Subridy	Afferdable Rent								1	Professional		8,000	716,937	740,037			Stemp duty cale	- Rariduel				Small Site	t/m2	0.0	1,447.84 0.00 0.00 0.00 0.00 10.00 0.00 0.00 0.
	Sacial Rent Shared Ouncarhio				9				COMSTRUCTION	H Build Cart		1,740	6,898,616				Landpayment		Total	1,269,231 52,962		Site Cartr	P	15.0	1.506.06
					`	i i				2106 / CIL / IT			1.343.238						18391	JEJ/VE		JILF UELG	Bare BNG	0.5	0% 7.53
SITE AREA - Not SITE AREA - Grace	0.769 0.962	he he	5	the the		15,429,817	3,966		1	Cantingency Abnormals	×	5.00× 5.00×	344,931 344,931 30,000				Pre CIL 2106	14,000	£/Unit (all)						1,739.50
Salar por Quartor											4		30,000	8,961,716					Total	700,000					
Unit Build Time	2	Quarters							FINANCE								Part CIL / 106	16,500	€/ Unit (all)	825,000 518,238					
						RUH Rasideal MA	CPO -t-la-			Foor Interest		7.50%					CIL	186	t/m2 Tatel	518,238 1,343,23#					
		Whale Site	PerhaNET	Parka GROSS			Claringtelener	. 0		Logal and Valuation		1.24%	0						1839	1,545,154					
Residual Land Value Existing Use Value		1.570.220	:	1,633.029		RUH CIL MACRO	ctrl+l		1								Inf Tariff	×GDV 0.00×							
Uplife	20%	211,53		220,000			Claring talance	0	SALES																
Beach	hmark Land Talve	1,269,231		1,320,000		Olock an pharing due	r ner	1		Agentr Legalr	×	3.0× 0.5×	462,895 77,149												
			41-2			CHF	rect			MC.	t/unit	0 000		E40 044	11.903.581										
Additional Profit		\$34,164	305							185	*	***	Ť	250.055	11.742.241										
									Davalaparz Pra	Market Houring	× Value	17.50%			2,134,364										
										Affordable Howing	× Value	17.50%			391,388 174,467										
RESIDUAL CASH FLOY	W FOR INTEREST									hirzt Homez	ZYalue	16512			174.467										
INCOME		Teer 1 Q1	65	Q3	64	Tear 2 Q1	62	<b>Q</b> 3	64	Year 3 Q1	92	<b>Q</b> 3	84	To ar 4 Q1	92	Q3	84	Year 5 Q1	92	<b>Q</b> 3	84	Tear 6 Q1	92	63	94
UNITS Started				10	10	10	10	2.429.272	2.439.273	2.439.273	2.419.271	2.409.270											,		
Market Hauring Affordable Rent				,	. ;			362,468	2,439,273 362,408	362,408	362,408	362,408		. ;	÷	;	, ;	. :	, ;					;	;
Social Rent								84,893	84.843	84.893	84,893	0 0 0													
Shered Ouncerhip First Hamer					. ;		. :	84,893 199,391	84,893 199,391	84,893 199,391	199,391	84,893 199,391		. ; ;	:	. :		. :	. ;				. :	;	;
Grant and Subsidy								3,015,963	,			3,015,963	0		0										
INCOME EXPENDITURE		•	•	• 1	•	•	•	3,015,963	3,015,963	3,025,963	3,025,963	3,025,963	•	•	•	•	•	•	•	•	•	•	•	•	•
Stemp Duty Euromontrotc.		60,011																							
Legal Acquirition		23,553 23,100																							
Planning Fee Prafessional		23,100 350,469		350,469																					
Build Cart - BCIS Bare		350,469		459,908	919,816	1,379,723	1,379,723	1,379,723	919,816	459,908					0										r 0
z106/CIL/Tariff Centingoncy			518,238	55,000 22,995					110,000 45,991	55,000 22,995					0							0			0
Abnormate			. ;	24,995	49,991	74,986	74,986	74,986	49,991	24,995					÷		,					, ;			, ,
Financo Foor Logal and Valuation		:																							
Agentr		ě			٠			92,579	92,579	92,579	92,579	92,579 15,430		0											_ 0
Legelr Mirc.		۰				۰		10,400	10,450	10,407	107404		•					0	•	٠	•	۰			
COSTS BEFORE LAND	D IMT AND PROFIT	473,133	511,231	921,367	1,125,797	1,688,696	1,622,696	1,796,704	1,233,#06	670,907	102,009	102,009	•	• •	•	•		•	•	•	•	•		•	
For Residual Valuatio	Land	1,570,220																							
Developers Return	Interest		38,313	48,748	66,938	89,302	122,639	156,602	135,364	103,174	59,827	5,112	0									0			
Market Hawring																									2,134,364
Affordable for Bent First Homes																									391,300
THEOLOGICAL	CarliFleu	-2,043,353	-556,551	-970,115	-1,192,735	-1,777,997	-1,811,335	1,132,657	1,716,793	2,311,882	2,918,128	2,972,843	0		0	0	0	0				0	0	0	2,134,364 391,300 174,467 -2,700,218
	Opening Balance	-2 043 353	-2 599 903	-3 570 019	-4 762 754	-6 540 751	-0.352.005	-7.216.428	-5 502 635	-3 590 753	-272 625	2 700 218	2 700 210	2 700 218	2 700 218	2 700 218	2 700 250	2 700 218	2 700 210	2 766 218	2 766 218	2 700 210	2 700 218	2 700 218	
																									-
CASH FLOW FOR CIL &		Teer 1				Teer 2				Teer 3								Teer 5				Tour 6			
IHCOME														Tear 4											
INCOME	Ar Abano					-		2 445 4/2	2 445 443					Tear 4											
EXPENDITURE	Az Atarro	•	•	•	•	•	•	3,085,963	3,015,963		3,005,963	3,015,963	•	To ar 4		•	•		•	•	•	•	•	•	
Land	Ar Abarro	1,269,221	•	•	•	•	•	3,015,963	3,015,963		3,015,963	3,015,963	•	Tear 4	•	•		•	•	•	•	•		•	
Land Stamp Duty Euromentrate	Ar Abano	1,269,231 52,962	•	•	•	•	•	3,085,963	3,025,963		3,005,963	3,005,963	•	Tour 4	•	•	•	•	•	•	•	•	•		
Land Stamp Duty Euromontrote, Logals Acquisition	Ar Altere	1,269,221 52,962 0 19,038		, ,	•	•	•	3,085,963	3,015,963		3,025,963	3,015,963	•	Taur 4	•	•	•		•	•	•				
Lend Stamp Duty Earomontrate. Legals Acquirition Planning Fee Preferrianal	Ar Abavo	1,269,221 52,962 0 19,038 23,100 250,469		0 250,469	•	•	0			3,015,963	3,025,963	3,085,963	•	Taur 4	0 0				0 0	0 0	•	0 0			0 0
Land Stamp Duty Earomontrate. Logals Acquiritien Planning Foo Preferrienal Build Cart - BCIS Baro	Ar Abavo	1,269,221 52,962 0 19,038 23,100 350,469	0 0	459,908	0 0 919,816 24,024	0 0 1,379,723 34,034	0 0 1,379,723	3,085,963	3,015,963 0 0 919,816		3,415,963	3,615,963	0 0 0	Taur 4	0 0 0	0 0	0 0 0	0 0	0 0	0 0	0 0	0 0	, ,		0 0
Land Stamp Duty Earomontr etc. Legal: Acquirition Planning For Preferrienal Build Cart - BCIS Bare POTENTIAL CIL Part CIL, 106	Ar Abavo	1,269,221 52,962 0 19,038 23,100 250,469	0 0	459,908	39,036	39,036	0 0 1,379,723	0 0 1,379,723	919,816	3,085,963	3,415,963	3,615,963	0 0 0	Taur 4	0 0 0	0	0 0	0 0 0	0 0	0 0	0 0	0 0	0 0		0 0 0
Land Stamp Duty Earomontr etc. Legal: Acquirition Planning For Preferrienal Build Cart - BCIS Bare POTENTIAL CIL Part CIL, 106	Ar Abarro	1,269,221 52,962 0 19,038 23,100 350,469	0 0 0	459,908	39,036 110,000 45,991	39,036	0 0 1,379,723	0 0 1,379,723	919,816	3,015,963	3,015,963	3,015,263	0 0 0	T	• 0 0 0 0	0	0 0	0 0 0	•	•	•	0 0	0 0 0	0 0 0	0
Land Stamp Duty Earsmontr etc. Legelr Acquirition Pleaning Fee Prafazzianal Build Cart - BCIS Bare POTENTIAL CIL Part Cil, r101 Constinency Absurmat Finence Feer	Ar Alamos	1,269,221 52,962 0 19,038 23,100 350,469	0 0 0	459,908	39,036	39,036	0 0 1,379,723	1,379,723	919,216	3,085,963 0 0 459,908 55,000 22,995	3,015,263	3,015,263	0 0 0	Taur 4	• • • • • • • • • • • • • • • • • • •	0 0 0	0 0 0			•	0 0	0 0 0	0 0	0 0 0	0 0 0
Land Stemp Duty Earementr etc. Legal: Acquiritien Pleaning Fee Preferrianel Build Cart - BOS Bure POTENTIAL Oil. Part Cil. x106 Constingency Absormatr	Ar Altares	1,269,221 52,962 0 19,038 23,100 350,469		459,908	39,036 110,000 45,991	39,036	0 0 1,379,723	0 0 1,379,723 165,000 60,904 74,905	919,315 110,000 45,991 49,991	3,045,963 0 0 459,908 55,000 22,995 24,995	, 0 , 0 , 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7	•		0 0 0	0 0 0		• • • • • • • • • • • • • • • • • • •	•	0 0 0	0	0 0 0	0
Lend Stemp Duty Earsmant atc. Legel Acquirities Planning For Presidentinal Build Cart - BOIS Baro POTENTIAL OIL Part Oil L106 Continency Rhammul Finence Fee Legel and Valuation Agents	Ar Altares	1,269,221 52,962 0 19,038 23,100 350,469		459,908	39,036 110,000 45,991	39,036	0 0 1,379,723	0 0 1,379,723 165,000 60,914 74,914	0 919,816 110,000 45,991 49,991	3,085,963 0 0 459,908 55,000 22,995 24,995	3,045,963		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Taur 4	• 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0			•		0 0 0	0 0 0	0 0 0	0 0 0
Land Stemp Duty Examents etc. Legal Requirition Planning Fee Presizazional Build Court - BOSS Bare POTENTIAL DIL Part OLL 1966 Canalinency Abnarmula Finance Fee Legal and Valuation Agents Legal Mice.		1269,231 52,442 0 19,038 22,100 358,449 0 0 0 0 0 0 0		459,908	39,036 110,000 45,991 49,991 0 0	39,036	0 0 1,379,723	0 0 1,379,723 165,000 60,904 74,905	919,315 110,000 45,991 49,991	3,045,963 0 0 459,908 55,000 22,995 24,995	, 0 , 0 , 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	•					0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0
Land Stemp Duty Earomant etc. Legal Requirition Planning Fer Persistence Persistence PorterinaL CII. Para CILL/16 Candingency Abaramult Finence Fee Legal and Valuation Agente Vite. COSTS BEFORE LAND COSTS BEFORE LAND COSTS BEFORE LAND COSTS BEFORE LAND COSTS BEFORE LAND COSTS BEFORE LAND		1269,231 52,442 0 19,038 22,100 358,449 0 0 0 0 0 0 0		459,908 55,000 22,995 24,995 0	39,036 110,000 45,991	39,036 155,000 60,986 74,986	0 0 1,379,723 165,000 60,000 74,000	0 0 1,379,723 7 165,000 66,986 74,986 92,579 15,430 0	9 919,316 110,000 45,991 49,991 92,579 15,430	3,045,963	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	92,579 15,430	• • • • • • • • • • • • • • • • • • •	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	•		0 0 0					0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Land Stemp Duty Examents etc. Legal Requirition Planning Fee Presizazional Build Court - BOSS Bare POTENTIAL DIL Part OLL 1966 Canalinency Abnarmula Finance Fee Legal and Valuation Agents Legal Mice.	D INT AND PROFIT	1269,231 52,442 0 19,038 22,100 358,449 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	459,908 55,000 22,995 24,995 0 0 0 921,367	39,036 110,000 45,991 49,991 0 0 0 1,164,#33	39,036 155,000 60,906 74,986	1,379,723 1,379,723 165,000 00,984 74,986 0	0 1,379,723 165,000 61,916 74,916 74,916 15,430 0 1,796,784	0 919,315 110,000 45,991 49,991 15,430 0 1,233,486	9,035,043 0 0 459,000 52,600 24,915 24,915 15,400 57,007	0 0 0 0 12,579 15,430 0	12,579 15,430 0	• • • • • • • • • • • • • • • • • • •	0 7	• • • • • • • • • • • • • • • • • • •					0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lend Stemp Duty Earement etc. Legel Requirition Planning Tee Professional COS Sur- Potential, COS Sur- Potential, COS Dential, COS Dent	D INT AND PROFIT	1269,231 52,442 0 19,038 22,100 358,449 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	459,908 55,000 22,995 24,995 0 0 0 921,367	39,036 110,000 45,991 49,991 0 0 0 0 1,164,#23	39,036 155,000 60,986 74,986	0 1,379,723 165,000 10,945 74,985	0 (379,723 165,600 61,916 74,916 92,579 15,420 0	9 0 919,516 7 150,000 45,991 49,991 9 2,579 15,429 0 1,223,486	3,045,963	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	92,579 15,430	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	•		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0
Lend Stemp Duty Carembot etc. Floating to the Planaine of the	D INT AND PROFIT	1269,231 52,442 0 19,038 22,100 358,449 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	459,908 55,000 22,995 24,995 0 0 0 921,367	39,036 110,000 45,991 49,991 0 0 0 1,164,#33	39,036 155,000 60,906 74,986	1,379,723 1,379,723 165,000 00,984 74,986 0	0 (379,723 165,600 61,916 74,916 92,579 15,420 0	0 919,315 110,000 45,991 49,991 15,430 0 1,233,486	9,035,043 0 0 459,000 52,600 24,915 24,915 15,400 57,007	0 0 0 0 12,579 15,430 0	12,579 15,430 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0				0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	, 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lend Stemp Duty Earement etc. Legel Requirition Planning Tee Professional COS Sur- Potential, COS Sur- Potential, COS Dential, COS Dent	D INT AND PROFIT	\$269,231 \$2,462 \$9,032 22,100 359,469 0 756,032 0 0 0 0 0	40,417	459,908 55,000 22,995 24,995 0 0 921,347 47,251	39,036 110,000 45,991 49,991 0 0 0 1,164,833	39,036 165,000 60,986 74,986 0 0 0 1,727,721	1,319,723 1,319,723 165,000 16,986 74,986 0 0 1,688,696 1,488,696	1,379,723 165,600 14,916 74,916 15,410 0 1,795,794 156,402	919,516 110,000 45,191 47,991 92,579 15,420 0 1,232,494	9,485,943 0 459,000 55,600 22,995 24,995 24,995 35,470 575,470 575,470 575,470	9, 0 9, 2,579 15,430 9, 102,009	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0				0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			391,388 174,467
Lend Stemp Duty Carembot etc. Floating to the Planaine of the	D INT AND PROFIT	\$269,231 \$2,462 \$9,032 22,100 359,469 0 756,032 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	459,908 55,000 22,995 24,995 0 0 0 921,367	39,036 110,000 45,991 49,991 0 0 0 1,164,#33	39,036 155,000 60,906 74,986	1,379,723 1,379,723 165,000 00,984 74,986 0	0 (379,723 165,600 61,916 74,916 92,579 15,420 0	0 919,315 110,000 45,991 49,991 15,430 0 1,233,486	9,035,043 0 0 459,000 52,600 24,915 24,915 15,400 57,007	0 0 0 0 12,579 15,430 0	12,579 15,430 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0			0 0		0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	, 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Site \$		Brausfield - 25 t	rban Area						_																
ІНСОНЕ	Av Sixe	m2	×	Humber	Price 5 ffm2	60	T 61	5	DETELOPMENT	COSTS						1	Planning for co	de				Build Cart			- /mi
	Granz	Net		21			• -	2	LAND			funit or m2	Tetal				Planning app for Na duar	due 2	y reta 5			CO2 Plur	×	3.00%	1,437.0
forket Hawring	84.6	12.94	65.00%		4,500	6,137,9	30 1,3	75		Land Stamp Duty			33,67	871,425			Na du grunder 50	2	5 462			Acc & Adpt	t/m2	0.00%	0.0
Affardable Overall			35×	8.79						Euromontrote.				)			Na du graver 50		Tutal			Acc waspy	t/m2	0.000	4.0
Afferdable Rent Secial Rent	67.3 67.3	65.00 65.00	22.75% 0.00%		6 2,475	914,9	0	3		Legal /Acquirition		1.50%	13,07	1 46,143			Stemp daty cel	c - Residual				Water Over Extra 1	f/m2	0.00%	0.01
Shere-I Ounership	77.0	77.00	0.00x 3.50x 8.75x		0 2,250 1 3,150 2 3,055	212,3	131	.7	Feer				11,55				Landpayment			871,425			t/m2	0.00%	0.0
Firzt Hamoz	77.0	77.00	8.19%		2 3,055	514,6	09 1	**		Professional		8.00%	355,10	366,651					Tatal	33,071		Over Extra 2	t/m2	0.00	0.0
Grant and Subridy	Afferdable Rent Social Rent				0		0		CONSTRUCTION								Stemp duty cell Landpayment	c - Raridual		781,592		Small Site	×	0.00%	0.00
	Shared Ounership						ě.		CONSTRUCTION	Build Cart		1,714	3,417,19				Landpaymont		Yatel			Site Cartr	Bare	15.00%	222.6
SITE AREA - Not	0.205			0.		7,779,74	1,99			2106 / CIL / IT Contingency		5.00×	664,860 170,05										BNG	0.50%	1,437.0- 43.1: 0.0: 0.0: 0.0: 0.0: 0.0: 0.0: 0.0: 0
SITE AREA - Grazz	0.592	ha	42	0.		1,119,14	1,57	1		Absormate	×	5.00×	170,85				Pro CIL 2106	14,00	0 E/Unit (all)						1,114.32
Salar per Quarter											4		15,00	4,438,769			_		Tatal	350,000					
Unit Build Time	j	Quarterr							FINANCE								Part OIL #996 OIL	16,50	0 d/Unit (all)	) 412,500					
						RUH Razidual I	MACRO etri+r			Foor Interest		7.50×		)		l	CIL	10	6 f/m2 Total	252,360 664,260					
		Whale Site 871,425	PerhaNET 2,265,706	Parks GROSS 1.471.715			Claring Follower	- 0		Logal and Valuation							Inf Tariff	×GDV							
Residual Land Value Existing Use Value		691,327	2.255.785	1,100,000	0	RUH CIL HACE	O ctrl+l										Int I drift	2 GDV	×						
Uplife	20%	130,265		220,00	0		Claring Follower	- 0	SALES			3.02	233,399												
Beach	mark Land Talas	781,592		1,320,000	Ď	Chrekenpharinge	Larner	1		Aquatr Logalr	×	9.5×	30,09												
			4.5			-	errect	_		te.	<b>Efunit</b>	0 0 0 0		272 241	5.995.279										
Additional Profit		397.191	2\$9									9.02		512,231	2.773.617										
									Davelapers Pra	Fit Market Howing	×Value	17 50v			1,074 132										
										Affordable Howing	×Value	17.50× 17.50×			1,674,138 197,261										
RESIDUAL CASH FLO	W FOR INTERFST									First Hames	× Value	17.50%			99.957										
		Tear 1 01		93	-	Tear 2		93	04	Year 3 Q1	02	03	04	Year 4	02	93	04	Tear 5	92	93	04	Tear 6	02	93	94
IHCOME UNITS Started Market Howing		¥1	W.L	¥3 5	5	5	5	5					¥4	· · · ·	w.c	•	¥4	, «ı	**	w.s	**	· · ·	w.c	43	¥4
Market Hauring Affardable Rent					. 0	:	, ,	1,227,586 182,995	1,227,586 182,995	1,227,586	1,227,586	1,227,586	0	° °				F :	, 0	. 0	0		0		
Spcial Rent					· i	Ł š	<u>*</u>						ř	Ł i		<u>.</u>	<u> </u>	Ł	· .	· .	i	Ł	<u>*</u>	<u> </u>	<u>*</u>
Shered Ounership First Hames						:		42,446 102,922	42,446 102,922	42,446 102,922	42,446 102,922	42,446 102,922	•					:				:			
Grant and Subridy					i			, ,		0			i								i	1 1	i		
INCOME EXPENDITURE		•	•	•	•	•	-	1,555,949	1,555,949	1,555,949	1,555,949	1,555,949	•	•	•	•	<u> </u>	<u> </u>	<u> </u>	•	•	<u> </u>	<del>' '</del>	•	_ • _
Stone Duty		33,071																							
Euromontrota Logal: Acquiritien		13,071																							
Planning Fee		11,550		177,551																					,
Preferrienal Build Cart - BCIS Bare		177,551	. 0	227,813 227,500	455,625	683,438	683,438	683,438	455,625	227,813													. 0		
z106/CIL/Tariff Contingency			252,360		55,000 22,781	82,500 34,172	\$2,500 34,172	\$2,500 34,172	55,000 22,781	27,500 11,391															
Absormate				11,391 12,391	22,781 24,781	37,172	37,172	37,172	24,701	12,391	,		·					1	,				. ;		, ;
Financo Foor		:																							
Agente		i	0	. 0				46,678	46,678	46,678 7,780	46,678	46,678											. 0		. 0
		٠	0			۰		7,780	7,780		1,100	7,700						٠					۰		۰
COSTS BEFORE LAND	INT AND PROFIT	235,243	252,360	456,645	554,188	#37,2#2	#37,2#2	\$91,740	612,646	333,552	54,45\$	54,45#	•		•						•				
Far Residual Valuatio	Lond	871,425																_							
Daveluperz Return	Interest		20,750	25,871	34,918	46,039	62,601	79,474	68,510	52,108	30,165	2,577									0		. 0		
Market Hawing																									1,074,128
Affordable for Rent First Homes																									1,074,138 197,261 90,057
THEOTHER	Carli Flau	-1,106,669	-273,110	-402,515	-593,106	-883,320	-899,883	584,736	874,793	1,170,290	1,471,326	1,498,914	0	0					0	0	0	0	0	0	-1,361,456
	Opening Balance	-1.106.669	-1379.779	-1 862 294	-2 455 400	-3 338 720	-4 238 603	-3 653 867	-2,779,074	-1.600.705	-137.450	1.361.456	1.361.456	1361456	1361456	1361456	1361456	1361456	1361456	1361456	1361456	1361456	1361456	1761456	-
CASH FLOW FOR CIL		Teer 1				Tear 2				Teer 3				Year 4				Teer 5				Teer 6			
IHCOME	Ar Abava							1,555,949	1 555 4**		1 555 4**	1,555,949											,		
EZPENDITURE		•	•	•	•	•		1,222,747	1,222,747	1,222,747	1,222,747	1,000,747	•		•	•					•			•	
Lend Stemp Duty		781,592 28,580																							
Earementretc.										1															
Legal: Acquirition Planning Fee		11,724 11,550																							
Prefessional		177,551		177,551						227.853											0				
Build Cart - BCIS Bare POTENTIAL CIL		-45%,180	. 0	227,813	455,625 427,689	683,438 427,689		683,438	455,625	r 227,813											•				
Part CIL r 106		0	0	27,500	55,000	\$2,500	92,500	82,500	55,000	27,500	0	0	0	0	0	0		0		0	0	0	0		
Centingoncy Abnormalr			0	11,391 12,391	22,781 24,781	34,172 37,172	34,172 37,172	34,172 37,172	22,781 24,781	11,391 12,391		0					1		, ,	- :	0	:	0	. :	
Financo Foor Logal and Valuation																									
Legarand Valvation		. :		. 0				46,678	46,670	46,678	46,678	46,670													
Aquatr Logalr Minn						:		7,780	7,780	46,678 7,780	46,678 7,780	46,678 7,780		: :				:					0		
Mirc. COSTS BEFORE LAND	INT AND PROFIT	552,816	•	456,645	985,877	1,264,971	#37,2#2	\$91,740	612,646	333,552	54,458	54,458	•		•	•	•	•	, i	, ,	<u> </u>	·	<i>7</i> • •	, i	
For CIL celculation										+								_				+			
	Interest		10,365	10,560	19,320	38,167	62,601	79,474	68,510	52,108	30,165	2,577									0		0	0	0
Davelapers Return Market Howing																									1074 138
Affordable for Rent										1															1,074,138 197,261 90,057
First Homes	Carli Fleu	-552,016	-10,365	-467,204	-1,005,197	-1,202,128	-899,883	584,736	874,793	1,170,290	1,471,326	1,498,914	0								0				90,057
	Opening Balance	0																							
	Clarina Balanca	-552,816	-563,182	-1.030,386	1 -2.035.583	-3.338,720	1 -4.238,603	1 -3,653,867	1 -2,779,074	1 -1,608,785	1 -137,458	1 1,361,456	1,361,456	1,361,456	1.361.456	1.361.456	1.361.456	1.361.456	1 1,361,456						1 0

Site 9		Brausfield - 12	Jrban Area		_			-	_																
ICOME	Av Sixe	m2	×	Hemb	er Pric	- GDT	612	1	DETELOPHENT	COSTS							Planning fee ca					Build Cart			/ (455, 455, 455, 455, 455, 455, 455, 455
	Grazz	No			12 #			2	LAND			funit ar m2	Tetal				Planning app foo Ne dwar	duq 1	2			CO2 Plur	×	3.000	1,459
wt Howing	Grazz 95.8	95.71	65.00%		8 4,51	0 3,340,825	74	7		Land Stamp Duty			14,042	490,847			Ne dugrunder 50	1	2 462	5,544		Acc & Adpt	t/m2	0.000	
ardable Overall			35%		4.2					Euromontrate.			0				No dusprover 50		0 131 Total	5,544		AccitAdpt	t/m2	0.003	1
rdable Rent ial Rent	51.0 51.0				3 2,4	5 313,063	13	9		Logals/Acquirition		1.50%	7,363	21,405								Water	f/m2	0.000	
re-4 Ounership	70.0	70.0	3.50%		0 3,1	0 92,610	2		Feer								Stamp duty cale	- Kariduel		490,847		Over Extre 1	t/m2		
t Hamer	70.0	70.0	8.75%		1 3,19	0 231,525	7	4		Planning		8,000	5,544						Total	14,042		Over Extre 2	×	0.005	
nt and Subridy	Afferdable Rent									Professional		8,002	179,326	184,870			Stamp duty cale	- Residuel				Small Site	t/m2	0.00	
	Sacial Rent					0 0			COMSTRUCTION	·							Landpayment			243,692 1,874			_	15.00:	1,507.
	Shared Ounership									Build Cart z106 / CIL / IT		1,741	340,821						Tatel	1,874		Site Cartr	Bare BNG	0.50	. 224
TE AREA - Not TE AREA - Grazz	0.115	ha	45		/ha	3,998,023	***	•		Cantingency		5.00x	86,071 86,071												1,740.
	0.115	ha	- 65	,	/ha					Abnormetr	t .	5.00%	7,200	2,241,572			Pre CIL x 106	2,00	0 Ef Unit (all) Tatal	24,000					
lar por Quartor		Quarters							FINANCE								Barra Oll - 404	# 50	0 #/Unit (all)						
it Build Time		ugaren							rimance	Foor		0%					Part CIL / 106 CIL	16,50	6 t/m2	142,821					
		MI - 1 - 65 -	Per ha NET	D. J. CDOCC		RUH Residual MA	CRO ctrl+r Claring belonce			Interest Logal and Valuation		7.50%							Tatel	340,#21					
ridual Land Talue		429,847	2,658,755	Parka GROSS 2,658.7	55					La dat ava Astraction							Inf Tariff	×GDV							
irting Uro Valuo	20%	203,07		1,100,0	000	RUH CIL MACRO	ctrl+l Claring balance		SALES									0.00	×.	•					
Plw/ha					0				SHEES	Agentr	×	3.0%	119,941 19,990												
Dench	mark Land Yalve	243,692		1.320.0	••	Observany daring day	****			Logale	× t/unit	0.5%	19,990												
			t/m2							Mire.	Z	0.02	ŏ	139,931	3.078.624										
dditional Profit		449,411	590						Davelapers Pra	<b>(</b> )-															
										Market Hauring	×Value	17.50%			588,144										
										Affordable Howing	×Value	17.50x			70,993 40,517										
ESIDUAL CASH FLO	₩ FOR IMTEREST										2.14144	11,200			44.210										
нсоне		Tear 1	92	03	04	Year 2	02	63	64	Year 3 Q1	92	<b>Q</b> 3	64	Tear 4 Q1	Q2	03	04	Teer 5 Q1	02	63	04	Year 6	92	93	64
IITS Started orket Howing				3	3	,	,					•													
erket Heuring Fordable Rent						:		040,206 78,266	040,206 78,266	040,206 78,266	040,206 78,266		: :	:	:	:									
scial Rent					· i	Ł i	<u>.</u>					<u> </u>	z i Ł	ř	, i	<u>.</u>		Ł š	· 1	<u> </u>		Ł š	<u>*</u>	<u>*</u>	<u>*</u>
sered Ounership						:		23,153 57,001	23,153 57,001		23,153 57,001	:	: :	÷	:			:				:	:	:	:
rant and Subridy					r ö	i	r i			F 6	. 0	,		i	i	r i	,	i					,	<u>*</u>	
IHCOME EPENDITURE		•	•	•	•	•	•	999,506	999,506	999,506	999,506	<u> </u>	• 1	•	•	•	*	•	•	•	•	<u> </u>	, ,	•	•
temp Duty wements etc.		14,042																							
arementretc. equir Acquiritian		7,363								1															
lanning Fee		5,544 89,663																							
referrienel wild Cart - BCIS Bare		89,663	• 0	89,663 542,484	286,902	430,353	430,353	286,902	140.451					0											
106/CIL/Tariff			142 821	143,451 16,500 7,173 7,773	286,902 33,000			33,000	143,451 16,500 7,173 7,773		7 6	, ,	, ,	ě ,	, i	r i	r i	ě	, ,			i	7 0	, ,	· i
entingoncy boarmals				7,173	33,000 14,345 15,545	21,510	21,510	33,000 14,345 15,545	7,173	:		: :	: :	0	:			:					:	:	
inanco Foor				1,112	10,040	60,000	60,000	10,040	1,112				,		•										
e gal and Valuation quarte		:		, ,				20.005	20 605	20 605	29 905														
e-quir		i		· .		, ,		29,985 4,998	29,985	29,985 4,998	29,985			ò	·	·		i				,			
lire. COSTS BEFORE LAND	IMY AND PROFIT	116,612	142,\$21	264,559	349,792	524,6##	524,688	384,775	209,\$79	34,983	34,983					, .									, .
			146,461	244,337	247,172	254,444	214,444	344,113	247,417	74,743	24,742	·	· ·	·	*	·	•	_ ·	_ ·	· ·	•	_ ·	· ·	·	
far Rosiduel Valuatis	Lend	490,847	11,390	14,281	19 510	26,434	36,767	47.295	36,655	22,537	4,875			0											
Davelupers Return			1,42.7.1				2.,	,	,		4														
Merket Heuring Affordeble for Rent																									588,144 70,993
First Homes				_					_			_													40,517
	Carh Flou Opening Balance	-607,459	-154,211	-278,840	-369,301	-551,122	-561,455	567,436	752,972	941,986	959,648	•	• 1	•			•					-	-	· ·	-699,654
	Clarina Balance	-607,459	-761,670	-1,040,510	-1,409,811	-1.960.933	-2,522,388	-1.954.952	-1,201,980	-259,994	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	
ASH FLOW FOR CIL A	ADDITIONAL PRO	FIT																				-			
		Teer 1				Teer 2				Teer 3				Tear 4				Year 5				Teer 6			
HCOME INCOME	Ar Altero				-			999,506	999,506	999,506	999,506											<u> </u>			
ZPENDITURE													-	-	•	_				-					
nd omp Duty romantrate.		243,692																							
rementretc.		0																							
qelr Acquiritien enning Fee		3,655 5,544																							
		89,663		89,663	200		0		143,451				t 1 t	0	ė										
uild Cart - BCIS Bare OTENTIAL CIL		-245,789		143,451	286,902 686,207	430,353	430,353	286,902	143,451			. 0		•								-			
art CIL x 106				16,500	22,000	49,500	49,500	33,000	16,500 7,173					0	0		0	0	0		0	0			
entingency enermatr			0	7,173	14,345 15,545	21,518 23,318	21,918 23,318	33,000 14,345 15,545	7,173	1		0	: 1	0			0					1 :	0	0	0
nenco Foor		t i		.,					.,	1					•							1			
gel and Valuation		:						29,915	29,905	29,985	29,985														
quir		t i		7 6	, i	L		4,998	4,998	4,998	4,990	0	i	ō	i	i	0	L i			i		0	0	. 0
ire. OSTS BEFORE LAND	INT AND PROFIT	22,640	•	264,559	1,035,999	524,688	524,600	384,775	209,879	34,983	34,983	•	•	•	•	•	•				•	•	*		-
		,,,,,,,		277,037	1,133,777	22.4,000	72.444				,,,,,,			•	•	•				•	•				
er CIL celculation	Interest		1,849	1,884	6,880	26,434	36,767	47,295	36,655	22,537	4,875	0			0	0	0							0	
evalupars Ratura Morket Howing			4								4										-	1			
Market Hawring Affardable for Rent										1												1			588,144 70,993
First Homes																									40,517
	Carh Fleu Opening Balance		-1,849	-266,443	-1,042,079	-551,122	-561,455	567,436	752,972	941,986	959,640	+ •		۰		•						-	+ •	+ •	-699,654
	Clarina Balanca	-98,640	-100,489	-366.932	-1.409.811	-1.960.933	-2.522.388	-1.954.952	-1.201.980	-259.994	699.654	699.654	699.654	699.654	699.654	699,654	699,654	699.654	699,654	699.654	699.654	699.654	699,654	699.654	+

Site 10		Flatted BF 250																							
ІНСОНЕ	Av Sixe		×	Humber	Price ff=2	. 61	DŦ	GIA	DETELOPMENT	COSTS							Planning for ca					Build Cart			/m
	Grazz 77.5	Net		250	ff=2	1	4	m-2	LAND			funit or m2	Tatel				Planning app foo Na dwyr	dug 251	r reta			CO2 Plur	×	3.	1,612. 00× 48.
Market Hawring	77.5	70.49	65.00%	163	4,50	0 51,546,	396	12,600		Land Stamp Duty			54.462	1,299,242			Na dugrander 50 Na dugraver 50	50	0 463	2 23,10	0	AcckAdpt	1/m2		0.0
Affordable Overall Affordable Rent	63.6	57.84	35% 22.75%	87.5 57	2,47		***	244		Euromontrotc. Logalr/Acquirition		1,50>	0	73,951				LVI	Tatel		o d	No.	t/m2		### ### ### ### ### ### #### #### ######
Social Ront	62.6	57.04	0.000		2,25	5 8,142, 0	0	5,619		Legal recquirition		1.502	19,489	73,991			Stamp daty cal-	c - Rasidual				Over Extra 1	5/m2 ×	0.	00%
Shered Ounership First Hames	66.5		3.50% 8.75%	9 22	3,15	0 1,666,0 0 4,253,1	000 395	502 1.485	Feer	Planning			50,700				Landpayment		Total	1,299,24 I 54,46	2	Over Extra 2	t/m2	0.	0.0
Grant and Subridy	Afferdable Benz									Professional		8.00>	3,509,170	3,559,870			Stemp daty cal-	B   4 4				Small Site	f/m2		0.0 00% 0.0
Grant and Substity	Sacial Rest					0	i		COMSTRUCTIO	н							Landpayment	e - nazieten		5,892,85	7		^		
	Shared Ounership					0	0			Build Cazt 2106 / CIL / IT		1,851	33,848,255 6,481,542						Tatel	284,14	3	Site Cartr	Bare BNG	10.	00× 167.5 50× 8.3
SITE AREA - Net SITE AREA - Greez	3.125 4.464		10	B-1		65,607,9	71	10,206		Centingoney Abnormate		5.00> 5.00>	1.692.413				Pro CIL 2106	. 50	0 #/Unit(all)						50% 8.3 1,051.04
	4.454	84		780						HUMAN MAD	î	3.007	150,000	43,864,622			P TO OIL P TO	0,001	Tatal	2,125,000					
Saler per Quarter Unit Build Time	2	Quarters							FINANCE								Part OIL #106	16,500		0 4,125,00	0				
						RUH Raziduel	MACRO etri+			Foor Interest		0> 7.50>					CIL	184	i t/m2 Tutel	2,356,54 6,481,542	2				
Beridaal Land Value		Whele Site 1,299,242	PerhaNET 415.758	Perha GROSS 291,030			Claring	Valence - 0		Legal and Valuation				0			Inf Tariff	×GDV			1				
Existing Use Value		4,910,714	112.121	1,100,000		RUH CIL HACE	RO ctrl+l										int i dritt	0.000							
Uplife Pluz/ha	20%	982,143		220,000			Clarings	Salanco - 0	SALES	Agente	×	3.0>	1,968,239			l									
Densk	mark Land Talve	5,192,157		1.320.000		Chrekmpharine	dogram.			Logele	X Maria	0.5>	320,040												
			t/m2							Mirc.	Z	0.02	ů	2.296,279	51,093,964										
Additional Profit		-2.960.367	-235						Davelupers Pr							1									
										Market Hawing Affordable Howing	×Value ×Value	17.50× 17.50×			9,020,619 1,716,432										
RESIDUAL CASH FLOY	M FOR IMPERS									First Hames	Z.Valve	17.50>			744.344										
	T VK INTEREST	Tear 1		-		Tear 2		93		Tear 3				Tear 4				Tear 5	92	93	04	Tear 6			04
UNITS Started Market Hawing		<b>e</b> 1	Q2	Q3 10	20	Q1 20	20	20	Q4 20	Q1 20	20	<b>Q3</b> 20	Q4 20	<b>Q1</b> 20	20 20	Q3 20	Q4	Q1			. Q4	Q1	Q2	<b>Q</b> 3	- 94
Merket Heuring Affordable Rent					:		: :	2,061,056 325,687	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374		:	:	;	:
Social Ront Shared Ouncarhip								66,640	133,280	133,280	133,280	133,200	133,280	133,280	133,280	F 6	133,280	133,280		133,280					
First Hames					· i	Ł	· .	170,136	340,272	340,272	340,272	340,272	340,272	340,272	340,272	340,272	340,272	340,272	349,272	340,272	: :	Ł		<u>.</u> :	<u>.</u> ;
Grant and Subridy INCOME			•	. ;	•	•	*	2,624,31	5,241,631	5,248,638	5,241,631	5,241,631	5,248,638	5,248,638	5,241,631	5,241,631	5,248,638	5,241,631	5,241,631	5,241,631	* *	•	<del>;</del> :	<del>;</del> ;	<del>;</del> ;
EXPENDITURE Stamp Duty		54,462																							
Earsmontrate. Least Acquiritien		19,489																							
Planning Fee		19,489 50,700																							
Build Cart - BOIS Bare /106/CIL/Tariff				451,310 55,000	165,000	2,256,550	2,707,0	060 2,707,060 00 330,000	2,707,860	2,707,860	2,707,860	2,707,860 330,000	2,707,860	2,707,860	330,000	330,000	220,000	902,620	-				•		
Contingoncy Abnormals				22,566 24,566		112,828	135,3 147,3	93 135,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393		90,262	45,131 49,131							
Financo Foor			•	24,500	15,071	166,060	1917,0	75 191,575	141,575	141,555	141,555	141,273	141,373	141,595	141,575	141,373	70,252	47,131					,		
Legal and Valuation Agents		F :						78,730	157,459		157,459	157,459	157,459	157,459		157,459	157,459	157,459	157,459	157,459	. 0	0			. 0
Logele Mire		٠				۰		15,166	26,243		26,243	60,640	26,243	26,243			26,243			26,243		۰			
COSTS BEFORE LAND	INT AND PROFIT	1,879,236	2,356,542	2,301,026	1,660,323	2,767,205	3,320,	646 7 3,412,49	3,504,349	3,504,349	3,504,349	3,504,349	3,504,349	3,504,349	3,504,349	3,504,349	2,397,467	1,290,584	183,702	1#3,702	, .	•	<i>'</i> •	, ,	
For Residual Valuatio	Lond	1,299,242	59,596	104,899			239,4	24 306,176	326,695			245,451			159,550			47.973							
Davelupers Return	Interest		59,596	104,899	150,141	184,088	239,4	24 306,176	326,695	300,115	273,037	245,451	217,347	188,717	159,550	129,037	99,544	47,973				۰			
Market Hawing Affordable for Rest																									9,020,619 1,716,432
First Homes	Cark Flou	-3,178,478	-2,416,138	-2,412,925	-1,810,465	-2,951,293	-3,560,	.071 -1,094,354	1,417,594	1,444,174	1,471,252	1,498,838	1,526,941	1,555,572	1,584,739	1,614,452	2,751,605	3,910,080	5,064,935	5,064,935					744,344
	Opening Balance		*2,416,136	12,412,929	-1,010,465		-3,560,	071 -1,094,394	1,411,594		1,411,252	1,470,030	1,926,941	1,059,512	1,504,139	1,614,452	2,191,609		5,014,735	5,014,135		*			*11,401,595
	Clarina Balance	-2.178.478	-5.594.616	-8,007,541	-9.818.005	-12,769,298	-16,329	.369 -17.423.72	-16,006,120	-14.561.956	-13,090,704	-11,591,865	-10.064.924	-8,509,352	-6,924,614	-5,310,162	-2,550,556	1,351,524	6,416,460	11.481.395	11.481,395	11.481.395	11,481,395	11,481,295	•
CASH FLOW FOR CIL A	ADDITIONAL PROF	Tear 1				Tear 2				Teer 3				Year 4				Teer 5				Toer 6		_	
INCOME	Ar Abeva				,				5,240,630			5,240,630			5,240,630				5,240,630						
		•	•	•	•		•	2,624,31	5,240,630	5,240,630	5,240,630	5,240,630	5,240,630	5,240,630	5,240,630	5,240,630	5,240,430	5,240,630	5,240,630	5,240,430	•	•	•	•	•
EZPENDITURE Land		5,092,057																							
Stone Duty Earementrate.		204,143																							
Legal: Acquirition		88,393				L .												L .				L .			
Planning Fee Prafessional		50,700 1,754,585	. :	1,754,505		:	- :	· :		:			. :			. :		:				:	- :	· :	
Build Cart - BCIS Bare POTENTIAL CIL				451,310	1,353,930 -296,037	2,256,550	2,707,:	860 Z,707,860 137 -246,037	2,707,860 -296,037	2,707,860	2,707,860	2,707,860	2,707,860	2,707,860 -296,037	2,707,860	2,707,860	1,805,240	902,620		<u>, ,                                    </u>	, ,	•	, ,	•	
Part CIL x 106 Cantingoncy				55,000 22,566	165,000 67,697	275,000 112,020	330,0 135,3	00 330,000	330,000 135,393	330,000 135,393	330,000 135,393	330,000	330,000 135,393	320,000 135,343	330,000 135,343	230,000 135,393	220,000	110,000 45,131						0	
Abnormate		Ł	. :	24,566	73,697	122,828	135,3	93 139,393 93 147,393	139,393	147,393	139,393	139,393	139,393	139,393	139,393	139,393	98,262	49,131	- 1		, ,	1 1	, ;	, ,	·
Financo Foor Logal and Valuation		- :				1				1												1			
		:				:		78,730 13,122	157,459 26,243	157,459 26,243	157,459 26,243	197,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243					
Agentr				, ,	• ;	<b>!</b>	<b>+</b> ;	, ,		0	0		3,201,312	0	0	0	0				, i	1 :	: :	· :	Ÿ
Agentr Legalr		i									3,201,312	3,201,312		3,201,312	3,504,349	3,504,349	2,397,467	1,290,584	183,702	123.702					
Agente Logole Mirc. COSTS BEFORE LAND	INT AND PROFIT	8,070,678	•	2,300,026	1,364,287	2,471,169	3,024	610 3,116,46	3,201,312	3,201,312	3,244,312	2,2,44,512						1		103,102		Í	•	<u> </u>	· ·
Agente Legale			151 325											194 166	154 550	124.837	99.566	47.473							, ,
Agents Legals Mirc. COSTS BEFORE LAND For CIL calculation Developers Return	INT AND PROFIT		151,325		1,364,287	2,471,169	280,3		3,201,312	326,373	294,236	261,497	228,144	194,166	159,550	129,837	99,566	47,973						,	0
Agents Logals Mire. COSTS BEFORE LAND For CIL calculation Developers Return Market Hawing Affardels for Rent			151,325											194,166	159,550	129,837	99,566	47,973			•		0	, ,	0 9,020,619 1,716,432
Agents Logals Mire. COSTS BEFORE LAHD Fur CIL calculation Davalupers Baturn Market Hawing			151,325					06 7 342,273	7 357,918					194,166	159,550	129,837	99,546	47,973			, ,				9,020,619 1,716,432 744,344 -11,481,298

		Flatted BF 250 H	D					-	-																
ІНСОНЕ	Av Sixe	m2	×	Humber 250	Price #/m2	6D7	614		DETELOPMENT	COSTS							Planning foo ca					Build Cart		_	3.00% 0.00% 0.00% 0.00% 0.00 0.00% 1.00% 0.50%
	Grazz	. Net						1	LAND			/unit or m2	Tetal				Planning app for Na dugr	dugr 250 50	reta			CO2 Plur	×		3.00%
lorket Howing	81.1	70.52	65.000	163	4,500	51,571,101	13,17	4		Land				-7,113,231			Na du grunder 50	50	462	23,900		Accit Adet	1/m2		0.00%
Affordable Overall			35>	87.5						Stamp Duty Euromontrote							Na du graver 50	200	Total	50,700		Acc It Adpt	t/m2		0.00%
Affordable Rent	66.5	57.84 57.84	22.75>	57	2,475	8,142,180	3,78	3		Legal /Acquirition		1.50×	-106,698	-106,698								Water	f/m2		0.00%
Secial Ront Shared Ounership	69.5		0.005 3.505		2,250	1,666,000	60	9	Feer								Stamp daty cale Landpayment	c - Rasidual		-7,113,231		Over Extra 1	t/m2		0.002
First Hamos	71.0	61.73	8.75>	22	3,150	4,253,395	1,55	3		Plenning			50,700						Tetal			Over Extra 2	2		0.00%
Grant and Subridy	Afferdable Rent								1	Preferrienal		8.00%	4,216,166	4,266,866			Stamp daty cale	e - Baridael				Small Site	f/m2		0.00 0.00×
	Sacial Rent								COMSTRUCTION								Landpayment			2,578,125					1,1
	Shared Ounership									Build Cart r106 / CIL / IT		2,186	41,797,596 6,574,720						Tatal	118,406		Site Cartr	Bare BNG		10.00× 0.50×
SITE AREA - Not	1.943		164	fh-s		65,632,756	19,124			Centingoncy		5.00× 5.00×	2,009,000												0.50%
SITE AREA - Grazz	1.953	ha .	121	0.4						Absarmatr	ž	5.00×	2,089,880 150,000	52,702,076			Pro CIL x 104	8,500	t/Unit (ell) Tatel	2,125,000					
Salar per Quarter									FINANCE																
Unit Build Time		Quarterr							FINANCE	Feer		0×	0				Part OIL #106 OIL	16,500	4/Unit (ell)	2,449,720					
						RUH Razidual MA	CRO ctrl+r		1	Interest		7.50%							Yatel						
Recidual Land Value		-7.113.231	-4.552.468	Perks GROSS -3.641.974			Claring tolence	. 0	1	Legal and Valuation							Inf Tariff	×GDV							
Existing Use Value		2,148,438		1,100,000		RUH CIL MACRO	ctrl+l		1									0.00%							
Uplife Plur Ann	20%	429,688		220,000			Claring tolones	. 0	SALES	Aquatr	y	3.02	1,960,983												
Bench	hmark Land Value	2,574,125		1,320,000		Obreken pharine due	r nar	1		Legale	×	3.0× 0.5×	320,164												
			41-7			CHY	rect	4		Mi	Efunit	0.07	0	2 297 146	52.046.159										
Additional Profit		-\$.203.16\$	-622									***	×												
									Davelapers Pra	Market Hawine	×Value	17.50×			9,024,957										
										Affordable Howing	×Velue	17.50%			1,716,432										
RESIDUAL CASH FLOY	W FOR INTERFST									FirstHames	Z.Value	17.50%		_	744,344								_	+	
		Tear 1				Tear 2				Teer 3				Year 4				Tear 5				Tear 6			
INCOME UNITS Started		<b>Q1</b>	<b>Q2</b>	Q3 10	Q4 30	Q1 30	Q2 30	Q3 30	Q4 30	Q1 30	<b>Q2</b>	Q3 30	Q4	Q1	65	<b>Q</b> 3	Q4	Q1	Q2	<b>Q</b> 3	Q4	Q1	Q2	<u>Q3</u>	Q4
Market Hawing					ő			2,062,047	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542				. 0					
Affordable Rent Social Rent						:		325,687	977,062	977,062	977,062	977,062	977,062	977,062	977,062	977,062	1	1 :				:			
Shered Ounership					ě	Ł š	<u>.</u>	66,640	199,920	199,920	199,920	199,920	199,920	199,920	199,920	199,920	<u> </u>			· .		Ł š	· .	· .	<u> </u>
First Hamor Grant and Subridy						:		170,136	510,407	510,407	510,407	510,407	510,407	510,407	510,407	510,407		: :				:	:		
		•	•	•	·	·	, , , , , , , , , , , , , , , , , , ,	2,625,310	7,\$75,931	7,\$75,931	7,\$75,931	7,\$75,931	7,\$75,931	7,\$75,931	7,\$75,931	7,\$75,931	<u>, , , , , , , , , , , , , , , , , , , </u>	• •	•	<u> </u>	•	·	<i>7</i> •		, i
EXPENDITURE Stomp Duty																									
Egrementrets.		i																							
Legal: Acquirition Planning Fee		-106,698 50,700																							
Preferrienal		2,500,003		2,100,003																					
Build Cart - BCIS Bare r106/CIL/Tariff			2,449,720	557,301 55,000	2,229,205	3,901,109	5,015,712	5,015,712 495,000	5,015,712	5,015,712	5,015,712	5,015,712	3,343,808 330,000	1,671,904	0										
Centingoncy				27.045	111,460	195,055	250,786	250,786	250,786		250,786	250,786		83,595		,		,		,	,	i	,	- 0	,
Abnormate Financo Foor			•	29,865	119,460	209,055	260,786	260,786	260,786	260,706	260,706	260,786	179,190	19,595							•	۰	•		
Legal and Valuation																									
Agentr					0			78,759 13,127	236,278	236,278	236,278	236,278	236,278	236,278 39,380	236,278	236,278	1 1							2	
Legelr Mirc.					,				27,200	27,200	27,200	.,,,,,,,	F 7,000	.,,,,,,	F7,000	F7,011					. 0	· ·			
COSTS BEFORE LAND	D INT AND PROFIT	2,052,0\$5	2,449,720	2,77\$,114	2,6\$0,126	4,690,220	6,030,243	F 6,122,169	6,305,940	6,305,940	6,305,940	6,305,940	4,295,\$46	2,2\$5,752	275,65#	275,65#	, ,		•		<u> </u>		<u>, , , , , , , , , , , , , , , , , , , </u>		<i>'</i> •
For Residual Valuatio	. Land	-7,113,231																						-	
	Interest		0		3,125	53,436	142,380	258,117	328,523	305,246	281,532	257,373	232,761	169,999	68,371						0	0	0		
Developers Return Market Howing																									9,024,9
Affordable for Rent First Homes																									9,024,9 1,716,43 744,34
First Homes	Carl Flou	5,061,146	-2,449,720	-2,778,114	-2,683,251	-4,743,656	-6,172,663	-3,754,976	1,241,467	1,264,745	1,288,459	1,312,617	3,347,323	5,420,180	7,531,902	7,600,273				0	0			-	-11,485,
	Opening Balance Olaring Balance	5.061,146	2 (44 45)	#11.100	-2 849 939	-7 593 596	40.007.000	-17 521 234	-16.274.767	-15 015 022	40 004 040	0.40.44	-9.066.623	-2 646 442	1 005 454	11 415 712	11.415.732	11 415 732	44 445 333	44 445 333	11 415 732	11.405.732	44 445 333		***
			2.511.426	-166,600	*2.049.929	*7.593.596	*13.766.250	-17.921.234	-16.279.767	*15.015.022	10.726.363	12,412,745	19.000.023	-3,646,443	2.002.427	11.419.724	11.419.724	11,415,722	11.419.734	11,419,722	11,415,722	11,405,722	11,405,722	11.405.0	132
CASH FLOW FOR CIL A	ADDITIONAL PROP	e.v																							
	ADDITIONAL I NO																					Teer 6			
INCOME		Teer 1				Tear 2				Teer 3				Teer 4				Taer 5							
IHCOME	Ar Abava	Tear 1				Tear 2	, ,	2,625,310	7,\$75,931		7,\$75,931	7,875,931	7,\$75,931	Tear 4 7,875,931	7,\$75,931	7,\$75,931		Teer 5			•			•	
INCOME EXPENDITURE		7 ar 1	•	, ,	•	Tear 2		2,625,310	7,\$75,931		7,875,931	7,\$75,931	7,\$75,931		7,875,931	7,\$75,931	•	Taur 5	•		· •		•		•
EXPENDITURE Lond Stone Duty		Tear 1	•	, ,	•	Tear 2		2,625,310	7,\$75,931		7,\$75,931	7,\$75,931	7,\$75,931		7,\$75,931	7,\$75,931	•	Taur 5	•	•	•		•	•	•
EXPENDITURE Land Stamp Duty Exroments etc.		2,578,125 110,406	•		•	7 a a r 2		2,625,310	7,\$75,931		7,\$75,931	7,\$75,931	7,\$75,931		7,#75,931	7,875,931	•	Taur 5	•	•		•	•		•
INCOME EXPENDITURE Land Stamp Duty Earomentrate. Localr Acquiritien Plemains Foe		2,579,125 111,406 0 38,672 59,700		•	•	T 2	•	2,625,310	7,275,931		7,275,931	7,275,931	7,\$75,931		7,\$75,931	7,475,931		Taur 5	•	•		•	•	•	•
EXPENDITURE Land Stamp Duty Earomontrote. Legal Acquirition Planning Foe Preferrienal		2,578,125 118,406 0 38,672	•	0 2,100,003 557,301	0 0 0 2229,205	0 0 3.901,109	0 0 5 0 15 7 12	0 0 0 5 0 15 7 12	; ;	7,875,931	7,875,931	7,\$75,931	7,475,931 0 0 3,342,000	7,875,931	7,\$75,\$31	7,875,931	•	Tair 5	•	0			•	0 0	0 0
EXPENDITURE Land Stamp Duty Earement etc. Legel Acquirition Planning For Prafazzianal Build Cart - BCIS Bare POTENTIAL CIL		2,579,125 111,406 0 38,672 59,700	0 0	557,301	0 0 2,229,205 -1,367,195	0 0 3,901,109 -1,367,195	0 0 5,015,712 -1,367,195	0 0 5,015,712 -1,367,195	0 0 5,015,712 -1,267,195	0 0 5,015,712 -1,367,195	0 0 5,015,712	0 0 5,015,712	0 0 3,343,000	7,\$75,931 0 0 1,671,904	7,\$75,\$31	7,875,931		**************************************	•	0 0	0 0			0 0	0 0
EXPENDITURE Land Stemp Duty Exerminate tet. Legal: Acquiritien Plenning Fee Preferrienal Build Curt - BOIS Bure Part CIL, 106		2,579,125 111,406 0 38,672 59,700	0 0	557,301 55,000	-1,367,195 220,000	0 0 3,991,109 -1,367,195 335,000	0 0 5,015,712 -1,367,195 495,000	0 0 5,015,712 -1,367,195 495,000	0 0 5,015,712 -1,367,195 445,000	7,\$75,931 0 0 5,015,742 -1,367,195 495,000	0 0 5,015,712	0 0 5,015,712	0 0 3,343,000	7,\$75,\$31	7,\$75,931	7,\$75,931	, ,	0 0 0	•		0				0 0
EXPENDITURE Land Stemp Duty Earamontz etc. Legal Requiritien Plensing Fee Preferrienal Build Cart - BOIS Bare POTENTIAL CIL Part CIL - 106 Cantingency Abnarmals		2,579,125 111,406 0 38,672 59,700	0 0 0	557,301	-1,367,195	0 0 3,901,109 -1,367,195	0 0 5,015,712 -1,367,195	0 0 5,015,712 -1,367,195	0 0 5,015,712 -1,267,195	0 0 5,015,712 -1,367,195	0 0 5,015,712	0 0 5,015,712	0 0 3,343,000	7,\$75,931 0 0 1,671,904	7,275,931	7,875,931	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	•		0 0	0 0 0	0 0 0	0 0	0 0 0
INCOME EXPENDITURE Land Stemp Duty Exremontrote. Legals Acquirities Pleaning Fee Presidentinal Built Coart - BOS Bare POTENTIAL CI. Part CIL. 106 Constituency Absarmals Financia		2,579,125 111,406 0 38,672 59,700	0 0 0	557,301 55,000 27,865	-1,367,195 220,000 111,460	0 0 3,901,109 -1,367,195 345,000 195,055	0 0 5,015,712 -1,367,495 495,000 250,796	0 0 5,015,742 -1,367,195 495,000 250,766	0 0 5,015,712 -1,367,195 495,000 250,766	7,\$75,931 0 0 5,015,742 -1,367,495 495,000 250,766	0 0 5,015,712 495,000 250,764	0 5,015,712 495,000 250,784	0 0 3,343,000 230,000	7,\$75,\$31	7,875,931	7,875,931		0 0 0	•	0 0 0	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0		0 0 0
HOOME Land Stemp Duty Earnment etc. Leadh Requirition Planning Fee Prefarzinnal Build Car+ BOIS Bare POTENTIAL CII. Part Cil. 1766 Constituency Abnarmat Finance Fee Lead and Valuation Agents		2,579,125 111,406 0 38,672 59,700	0 0 0	557,301 55,000 27,865	-1,367,195 220,000 111,460	0 0 3,901,109 -1,367,195 345,000 195,055	0 0 5,015,712 -1,367,495 495,000 250,796	0 0 5,015,712 -1,367,195 -495,000 250,766 269,786	0 0 5,015,712 -1,387,195 -495,000 250,766 263,706	0 0 5,015,742 -1,367,195 495,000 250,766 268,766	9 0 0 5,015,712 495,000 250,784 268,786	9 5,05,712 495,000 280,766 268,786	0 0 3,343,000 220,000 167,190 179,190	7,475,931	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0			0 0 0	0 0 0	0 0 0		0 0
INCOME  EXPENDITURE Land Stemp Duty Exrement etc. Length Requirition Planning Fee Predictional Planning Fee Posterinal, Oil, Part Oil, 196 Candingency About the Control of the Control Finence Fee Length and Walestin Agents Length and Walestin Agents		2,579,125 111,406 0 38,672 59,700		557,301 55,000 27,865	-1,367,195 220,000 111,460	0 0 3,901,109 -1,367,195 345,000 195,055	0 0 5,015,712 -1,367,495 495,000 250,796	0 5,015,712 -1,267,195 495,000 250,786 268,786	0 0 5,015,712 -1,267,195 495,000 250,766 264,766	0 0 0 5,015,742 -1,367,745 495,000 250,746 268,766	0 0 5,015,712 495,000 250,784 268,786	0 0 5,015,712 495,000 250,766 268,786	0 0 3,342,000 220,000 167,190 179,190	7,\$75,931 0 0 1,671,904 165,000 03,595 89,595	0 0 0 0 0 0	7,475,931		0 0 0				0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0
INCOME  EEPEMDITURE Land  Steam Duty  Steam Duty  Steam Outy  Earmanty act. Land Land Land Land Earmanty act. Build Cart. = ESIS Bare  POTENTIAL Oil Outside, act  France Cart  France Cart  France Cart  Land Land Land Land Land Land Land Lan	Ar Alvero	2,579,125 111,406 0 38,672 59,700	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	557,301 55,000 27,865	-1,367,195 220,000 111,460	0 0 3,901,109 -1,367,195 345,000 195,055	0 0 5,015,712 -1,367,495 495,000 250,796	0 0 5,015,712 -1,367,195 -495,000 250,766 269,786	0 0 5,015,712 -1,387,195 -495,000 250,766 263,706	0 0 5,015,742 -1,367,195 495,000 250,766 268,766	9 0 0 5,015,712 495,000 250,784 268,786	9 5,05,712 495,000 280,766 268,786	0 0 3,343,000 220,000 167,190 179,190	7,475,931	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		1 Test 5							
INCOME EEPEMDITURE Land Stems Duty Earnment etc. Land Duty Land Requirition Land Requirition Preference Build Gart = BOIS Bare POTENTIAL CIL Part Cill, 106 Cestingen by Abasemal Finence Feer Lead and Valuation Academ Lead	Ar Alvero	2,570,125 119,406 0 216,722 50,700 2,100,003 0 0 0 0 0	0 0 0	557,301 55,000 27,865 29,865 0 0	-1,367,195 220,000 111,460 119,460 0 0	0 3,901,109 -1,247,195 315,000 1195,055 209,055	0 5,015,712 -1,367,195 -495,000 250,796 269,796	0 5.015,742 -1,367,195 -495,000 250,786 269,786 70,759 13,127 0	0 5 015,712 -1,367,195 -495,000 250,796 269,796 236,278 39,380	7,875,931 0 0 5,015,712 -1,357,95 495,000 290,714 26,776 216,278 30,300	0 5,015,712 7 495,000 250,784 268,786 7 234,278 39,380 0	0 5,015,712 495,000 250,766 250,766 236,278 236,278	0 0 3,342,498 23,069 167,199 179,199 236,278 39,280	7,475,431  0 0 1,671,904  165,600 12,515 09,515  236,276 39,310	0 0 0 0 0 0 0 236,270 29,330	234,278 39,310		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
INCOME Lend Duty Expenditure Lend Duty Exements 466. Lend Acquiritien Pleaning Fee Professional OSS Bare Professional OSC Bare Professional OSC Bare OSC Bare Lend Acquiritien Pleaning Fee Professional OSC Bare Professional OSC Bare Lend Acquiritien Lend Acquiri	Ar Alvero	2,570,125 119,406 0 216,722 50,700 2,100,003 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	557,301 55,000 27,865 29,865 0 0	-1,367,195 220,000 111,460 119,460 0 0 0 1,312,931	0 3,901,109 -1,247,195 315,000 1195,055 209,055	0 5,015,712 -1,367,195 -495,000 250,786 268,786	0 5.015,742 -1,367,195 -495,000 250,786 269,786 70,759 13,127 0	0 5,015,712 -1,327,195 495,000 250,764 264,765 234,380 0 4,238,745	7,875,931 0 0 5,015,712 -1,357,95 495,000 290,714 26,776 216,278 30,300	0 5,015,712 7 495,000 250,784 268,786 7 234,278 39,380 0	0 5,015,712 495,000 250,766 250,766 236,278 236,278	0 3,343,888 230,699 167,199 171,199 236,278 39,289 0 4,295,846	7,475,431  0 0 1,671,904  165,600 12,515 93,515  236,276 39,310	0 0 0 0 0 0 0 236,270 29,330	234,278 39,310	, 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
INCOME  CRETADITURE  deed  deed  deen  dee	Ar Abere	2,570,125 119,406 0 216,722 50,700 2,100,003 0 0 0 0 0	91,762	557,301 55,000 27,845 29,865 0 0 0 2,778,114	-1,367,195 220,000 111,460 119,460 0 0 0 1,312,931	0 0,0,1,09 -1,347,795 395,000 195,095 209,055	5,015,712 -1,357,195 -495,000 250,786 263,786	0 5,015,712 -1,367,195 -1,367,000 250,764 268,765 -15,127 0 -1,759 -15,127 0 -1,759 -1,759	0 5 015,712 -1,367,195 -495,000 250,796 269,796 236,278 39,380	0 0 0 0,5015,712 -1,257,195 495,000 250,716 263,716 263,716 234,716 234,716 234,716	0 5,015,712 495,000 250,786 268,786 234,278 33,380 0 4,305,940	0 5,015,712 495,000 250,716 260,716 264,276 39,230 0 6,305,940	0 3,343,000 167,100 167,100 179,100 236,270 39,300 0 4,295,846	7,875,931  0 0 1,671,904  165,900 0,395 03,595 236,270 35,230 2,215,275 2	0 0 0 0 0 0 0 236,270 39,210 0	214,270 23,330 275,454						0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
INCOME  EXPERDITURE  and  and  and  consistency  income to be a consistency  income to	As Abere	2,570,125 119,406 0 22,672 50,700 2,100,003 0 0 0 0	0 0 0 0 0	557,301 55,000 27,845 29,865 0 0 0 2,778,114	-1,367,195 220,000 111,460 119,460 0 0 0 1,312,931	0 0,0,1,09 -1,347,795 395,000 195,095 209,055	5,015,712 -1,357,195 -495,000 250,786 263,786	0 5,015,712 -1,367,195 -1,367,000 250,764 268,765 -15,127 0 -1,759 -15,127 0 -1,759 -1,759	0 5,015,712 -1,327,195 495,000 250,764 264,765 234,380 0 4,238,745	0 0 0 0,5015,712 -1,257,195 495,000 250,716 263,716 263,716 234,716 234,716 234,716	0 5,015,712 495,000 250,786 268,786 234,278 33,380 0 4,305,940	0 5,015,712 495,000 250,716 260,716 264,276 39,230 0 6,305,940	0 3,343,000 167,100 167,100 179,100 236,270 39,300 0 4,295,846	7,875,931  0 0 1,671,904  165,900 0,395 03,595 236,270 35,230 2,215,275 2	0 0 0 0 0 0 0 236,270 39,210 0	214,270 23,330 275,454	, 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0					0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		9 9 9 9 9 9 9 9 9 9 9 9 9
INCOME  CRETADITURE  deed  deed  deen  dee	As Abere	7		557,301 55,000 27,845 29,865 0 0 2,778,114 93,403	-1,327,495 220,000 111,460 119,460 0 0 0 0 1,212,921	0 2,901,109 -1,247,195 358,000 195,055 299,955 0 0 3,222,225	0 0,05,712 -1,347,145 -1,347,145 -195,000 259,766 269,786 0 0 4,452,018	9 0 5015,712 -1,367,145 -495,000 250,714 245,714 70,759 0 4,754,274	9 0 5,015,712 -1,367,145 -45,000 -269,764 -269,764 -269,764 -239,765 -39,360 -0 -0 -1,238,745	7,275,931  0 0 5,015,712 -1,157,715 -1,157,715 -1,57,715	9 0 5,015,712 495,000 259,764 204,765 204,765 204,765 205,205 205,205 205,205 201,522	0 5,015,712 495,000 250,714 246,716 251,276 29,280 0 4,385,244	0 0 3,345,600 230,000 157,900 179,700 236,276 39,380 0 4,255,844	7,275,231  0 1,671,504  105,600 0,595 0,595 234,270 39,310 0 2,245,792	0 0 0 0 0 0 0 236,278 293,330 0 275,458	0 0 0 0 214,270 39,310 0 219,459						0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			1,716,41 744,34
INCOME  INCOME	As Abere	7	95,762	557,301 55,000 27,845 29,865 0 0 0 2,778,114	-1,367,195 220,000 111,460 119,460 0 0 0 1,312,931	0 0,0,1,09 -1,347,795 395,000 195,095 209,055	5,015,712 -1,357,195 -495,000 250,786 263,786	0 5,015,712 -1,367,195 -1,367,000 250,764 268,765 -15,127 0 -1,759 -15,127 0 -1,759 -1,759	0 5,015,712 -1,327,195 495,000 250,764 264,765 234,380 0 4,238,745	0 0 0 0,5015,712 -1,257,195 495,000 250,716 263,716 263,716 234,716 234,716 234,716	0 5,015,712 495,000 250,786 268,786 234,278 33,380 0 4,305,940	0 5,015,712 495,000 250,716 260,716 264,276 39,230 0 6,305,940	0 3,343,000 167,100 167,100 179,100 236,270 39,300 0 4,295,846	7,875,931  0 0 1,671,904  165,900 0,395 03,595 236,270 35,230 2,215,275 2	0 0 0 0 0 0 0 236,270 39,210 0	214,270 23,330 275,454									1,716,43

Site 12		Flatted BF 155							4																	
INCOME	Av Sixe	m2	×	Humber	Price	GD7	614	1	DETELOPMENT	COSTS							Pleasing fee co	ıle				Build Cart				1,612 48 0 0 16 0 0 0
	Guerra	N.s		155	£/=2	- 1			LAND			fenit er m2	Tatel				Planning app fee No dwgr	8u-gr 155		reto		CO2 Plur			3.00%	1,61
arket Hawing	Grazz 77.5	70.45	65.00%	101	4,50	31,938,249	7,00	1	1	Land		14414 411 412		778,419			No dust under 50	50		462 23,1	00		1/m2			
Affordable Overall			35%	54.25					1	Stamp Duty Earomontrots			20,421				Na dugraver 50	105	Tet	130 14,4 tel 37,5	90	Acc & Adpt	t/m2		0.00%	-
Affordable Rent Social Rent	63.7 63.7	57.91 57.91	22.75%	: 35	2,47		2,24	9		Logalr/Acquirition		1.50%	11,676	40,097								Water Over Extra 1	ffm2		0.00%	
Shered Ounership	60.0	61.00	3,50%		3,19	1,056,015	36	1	Feer								Stamp duty call Landpayment	c - Karidwal		778,4	19		1/m2			- 1
First Hamos	67.0	60.93	8.75%	14	3,19	2,602,983	90	1		Planning Professional		8,00%	37,590 2,174,557	2,212,147					Tet	tel 28,4	21	Over Extra 2	× t/m2		0.00%	
Grant and Subridy	Affordable Bent											4.00%	2,114,551	2,212,141			Stemp duty cel	c - Basidual				Small Site	× ×		0.00%	0.
	Secial Rent Shared Ounership								CONSTRUCTIO	Build Cart		1,851	20,974,735				Landpayment		Ter	2,557,5	00	Site Cartr	Bare		10.00%	1,675.
										z106 / CIL / IT			4 016 751							111,2		210000	BNG		0.50%	1,675.1 167.
SITE AREA - Not SITE AREA - Greez	1,550	ha ha	100	fhe fle		40,651,768	11,331	1	1	Cantingency Abnormals	v	5.00× 5.00×	1,048,737				Pro CIL 2106	0.500	4/Unit (all)							1,851.0
	1022										í		93,000	27,101,959				1,211	Total	1,317,50						
Salerpor Quarter Unit Build Time	9	Quarterr							FINANCE								Part CIL r 106	16,500	4/Unit(	(ell) 2,557,5	10					
							ana			Foor		9% 7.59%					OIL	104	1/m2	1,459,2	51					
		Whale Site	PerhaNET	Perha GROSS		RUH Reziduel MA	Olaring halance	. 0		Logal and Valuation		1.59%							Tat	4,016,7	1					
Beridual Land Value Exirting Ure Value		778,419 2,131,250	502.206	401.765		RUH CIL HACRO			1								Inf Tariff	× GDV								
Uplife	20×	426,250		1,100,000			Charing bolonce	. 0	SALES									1,117								
Plw/he	mark Land Talue	2,557,500		1,320,000		Check ampharing due		1	1	Agentr Logalr	×	3.0× 0.5×	1,219,553 203,259													
	and Line	L.221.244		1.224.444		cer	rect			redan.	t/unit		0													
Additional Profit		-511,*04	1/m2 -66							My c.	×	0.00		1,422,812	31,635,434											
									Davelapers Pre	fit	ration.				E FAA ***											
										Market Hawing Affordable Howing	× Value × Value	17.50× 17.50×			5,589,194 1,069,344											
RESIDUAL CASH FLOY	₩ FOR IMTEREST									First Homes	×Value	17.50%			455.522											
		Tear 1		63		Tear 2		63	94	Tear 3		63	04	Teer 4 Q1	92	93	04	Tear 5 Q1				Tear 6 Q1				
UNITS Started		<b>e</b> 1	QZ	5	20	Q1 20	20 20	20	20	20	Q2 20	10					94	e1	QZ	03	04	- 21	QZ	Q3		44
Market Hawring Affordable Rent				· ·		:		1,030,266	4,121,064 652,107	4,121,064 652,107	4,121,064	4,121,064 652,107	4,121,064 652,107	4,121,064 652,187	4,121,064 652,187	2,060,532	: :	:				:			- :	0
Secial Rent				,		1			,	6	,	, ,	, ,	, i ,	0	,		, ;	. :	, ;		· .				ě
Shared Ounership First Hamos						:		34,067	136,269	136,269 335,869	136,269	136,269	136,269 335,869	136,269 335,869	136,269 335,869	68,135 167,934	:	:				:	: :			0
Grant and Subridy						i		, ,	,	i	0	, ,			0			ř		<u> </u>		· i	,	<u>, , , , , , , , , , , , , , , , , , , </u>		ě
EZPENDITURE		•	•	• 1	•	<u> </u>	<u> </u>	1,311,347	5,245,319	5,245,349	5,245,349	5,245,349	5,245,389	5,245,349	5,245,389	2,622,695	· •	· •	•	<u> </u>	•	· •	· •	· ·		•
Stomp Duty		28,421																								
Earementretc. Legalr Acquirition		11,676																								
Planning Fee Professional		37,590		1887 278																						
Build Cart - BCIS Bare		1,087,278		225,535	1,127,674		2,706,417		2,706,417	2,706,417	2,706,417	2,255,348		451,070	0			0		, ,					-	0
r106/CIL/Tariff Cantingoncy			1,499,291			247,500	330,000 135,321		135,321		135,321	275,000		55,000 22,553	0				0			*		, ,		0
			, i	11,277	56,384 61,384	101,491 110,491	147,321	147,321	147,321	147,321	147,321	122,767	73,660	24,553	o o			· i				i		,	•	0
Financo Foor Logal and Valuation																										
Aquate								39,340	157,362	157,362 26,227	157,362	157,362 26,227	157,362 26.227	157,362 26.227	157,362 26,227	78,681										0
Mirc.				7					EV,EET			LV,LL1	LV,LL1	,										. 0		
COSTS BEFORE LAND	INT AND PROFIT	1,164,966	1,459,251	1,363,867	1,382,941	2,489,294	3,319,659	3,364,956	3,502,640	3,502,648	3,502,648	2,949,471	1,843,118	736,765	103,509	91,794	<i>'</i>	•	•	•	<i>-</i>	•	<i>'</i>	<u> </u>		•
For Residual Valuatio		778,419					F #7.000																			
Davelapers Return	Interest		36,438	64,483	91,264	118,906	167,809	233,188	276,066	240,565	220,550	192,008	152,560	91,628	8,809			0				٠		, ,		0
Market Hawing Affardable for Rent																									5,5	589,194
Affordable for Kent First Homes																									100	069,344 55,522
	Cark Fleu	-1,943,384	-1,495,609	-1,420,349	-1,474,205	-2,600,200	-3,486,868	-2,286,797	1,466,676	1,494,176	1,522,192	2,103,910	3,249,711	4,416,996	5,052,991	2,530,900				•					-7,	,114,059
	Opening Balance Clarina Balance	-1.943,384	-3,439,074	-4.867.423	-6.341.628	-8,949,828	-12,436,697	-14.723.494	-13.256,818	-11.762.641	-10,240,449	-8.136.540	-4.886.829	-469.832	4.583,159	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7,114.03	59	
CASH FLOW FOR CIL A	ADDITIONAL PROF	п																								
INCOME	Ar Above	Year 1				Tear 2				Teer 3				Tear 4				Teer 5				Teer 6				
INCOME	NO PROGRAM	•	•	, , ,	•	•	•	1,311,347	5,245,349	5,245,349	5,245,319	5,245,349	5,245,319	5,245,3\$9	5,245,349	2,622,695	, ,	•	•	, ,	, ,	•		<i>'</i>		•
EXPENDITURE Land		2,557,500								1																
Stamp Duty Earsmontrotc.		117,375																								
Legal Acquirition		28,363 37,590																								
Planning Fee Professional		37,590 1,087,278		1,087,278		:				:				; ;				F :				F :			- ;	0
Build Cart - BCIS Bare		0	r i	225 535	1,127,674	2,029,813	2,706,417	2,706,417	2,706,417	2,706,417	2,706,417	2,255,348	1,353,209	451,070	š	ř	ř	ř	ř	r i	r i	· i	r i	, ;	-	ò
POTENTIAL CIL Part CIL 2106				27.500	-85,301 137,500	-85,301 247,500	-85,301 330,000	-85,301 330,000	-85,301 330,000	-85,301 330,000	239,000	275,000	165,000	55,000		, ,	,			, ,	, ,			r 0	-	0
Contingency				11,277	56,384	101,491	135,321	135,321	135,321	135,321	135,321	112,767	67,660	22,553	0									. 0	- 1	0
Abnormatr Financo Foor				12,277	61,384	110,491	147,321	147,321	147,321	147,321	147,321	122,767	73,660	24,553						•						0
Legal and Valuation									157,362	473.43	157,362	157,362	157,362	473.575	453.545	70.000										
Aquatr Logalr			- 1		- 1			39,340 6,557	26,227	157,362 26,227	26,227	26,227	26,227	157,362 26,227	157,362 26,227	78,681 13,113					, ,		,		-	ö
Mirc. COSTS BEFORE LAND	INT AND PROFIT	3,838,106		1,363,867	1,297,641	2,403,594	3,233,751	3,279,656	3,417,347	3,417,347	3,502,640	2,949,471	1,043,110	736,765	103,509	91.794								7 2	_;_	•
	AND PROFIT	3,131,104		1,363,867	1,271,641	2,403,774	3,233,191	3,217,656	3,417,347	3,417,347	3,502,548	4,747,471	1,843,116	736,765	103,517	71,774			_ •			•		_ •		<u>-</u>
For CIL calculation	Interest		71,964	73,314	100,261	126,472	173,910	237,812	279,177	250,135	220,550	192,008	152,560	91,628	8,809											0
Developers Return											,							1				1 .				
Market Hawing Affardable for Rest																									1,0	589,194 069,344 55,522
First Homes	Cark Fleu	-3,020,106	-71,964	-1,437,100	-1,397,902	-2,520,465	-3,407,676	-2,206,120	1,540,066	1,577,907	1,522,192	2,103,910	3,249,711	4,416,996	5,052,991	2,530,900						<b>—</b> .			4	55,522 ,114,059
	Cark Fleur Opening Balance	9,434,105	-0,984	-1,457,180	-1,397,392	-2,539,469	-2,407,676	-2,295,120	1,941,166	1,977,997	1,966,196	6,195,910	£,649,711	4,416,996	5,952,991	2,930,900	1 "	, ,	, v	- "	_ "	- "		± °	-7,	114,059
	Clarina Balanca	-3 838 106	-3 910 070	-5 347 251	-6.745 152	-9 275 618	-12 533 294	F -14 889 414	-13 340 548	-11 762 641	F -10 240 449		-4 336 329				7 114 059	7 114 059	7 114 059							

Site 13		Flatted BF 155 H	•						ı																
INCOME	Av Sixe			Humber	Prica	GD7	614		DETELOPMENT	COSTS							Planning fee ca	le.				Build Cart			1,000   1,00
				155	Price £łm2		m2										Planning app foo	dugr 155	reto						1,906.0
Market Hawing	Grazz 81.0	70.45	65,000	101	4,500	31,938,249	0,162		LAND	Lond		/unit ar m2	Tetal	-4,570,594			Ne du gr Ne du grander 50	155	462	23,100		CO2 Plur	1/m2		3.00% 57.
Affordable Overall			15/	54.25						Stamp Duty Egrementrets			0				Na du graver 50	105	462 138	23,100 14,490		Acc & Adpt	× t/m2		0.00% 0.0
Affordable Bent	66.6	57.91	22.75%	35	2,475	5,054,451	2,349			Larementretc. Legal /Acquirition		1.50×	-68,559	-60,559					Tatel	37,590		Water	t/m2		14.
Secial Bont	66.6 71.1	57.91	0.00x	0	2,250				_								Stemp daty cele	- Residual		-4.570.594		Over Extra 1	× t/m2		0.00%
Shere-4 Ounership First Hames	70.1		8.75%		3,150	2,602,903	950		Faar	Plenning			37,590				Landpayment		Total	*4,570,594		Over Extra 2	2		0.002
Grant and Subridy	Afferdable Rent									Preferrienal		8.00×	2,612,593	2,650,183			Stamp daty cale	- Budden				Small Site	f/m2		0.00 0. 0.00% 0.
Grant and Dulleray	Sacial Rent					i			CONSTRUCTION								Landpayment	- nazional		1,598,438					1,977.9
	Shared Ounership									Build Cart 2106 / CIL / IT		2,186	25,892,121 4,083,081						Total	69,422		Site Cartr	Bare BNG		10.00% 197. 0.50% 9.
SITE AREA - Not	0.969	he	16.0	fh.e		40,651,768	11,846			Centingoney		5.00× 5.00×	1,294,606										Dirig		2,105.6
SITE AREA - Grazz	1,211	ha	123	0.4						Absermate	4	5.00×	1,294,606	32,657,414			Pro CIL 2106	8,500	t/Unit (all) Tatal	1,317,500					
Salar por Quartor													,												
Unit Build Time	,	Quarterr							FINANCE	Foor		0×	0				Part OIL #106 OIL	16,500	4/ Unit (ell) 4/m2	2,557,500 1,525,501	1				
		Marine Street	D I . MET	Perha GROSS		RUH Residuel MA	CRO ctrl+r			Interest Legal and Valuation		7.50%							Tutel	4,013,011					
Bezidaal Land Talae		-4.579.594 1,332,031	-4.718.033	-3.774.426 1,100,000			Claring Follower -			Legal and Valuation			,	,			Inf Tariff	×GDV			1				
Existing Use Value Uplift	20%	1,332,031 266,406		1,100,000 220,000		RUH CIL MACRO	ctrl+l Glaring kalanca -		SALES									0.00%		-					
Plurthe				0					SHLES	Aquatr	×	3.0%	1,219,553												
Dench	mark Land Talve	1,591,431		1.320.000		Ohrekan pharing dua	nar act			Logele	X Atb	0.5×	203,259												
			t/m2			(47				Mirc.	Z.	0.0%	ŏ	1,422,812	32.091.256	l									
Additional Profit		-5.105.970	-626						Davelapers Pra	fis						i									
										Market Howine	×Value	17.50×			5,589,194										
										Affordable Howing First Homes	X Value	17.50× 17.50×			1,069,344 455,522										
RESIDUAL CASH FLOY	W FOR IMTEREST																								
IHCOME		Tear 1 Q1	<b>Q2</b>	<b>Q3</b>	Q4	Tear 2 Q1	Q2_	63	Q4	Tear 3 Q1	65	63	64	Year 4 Q1	<b>Q</b> 2	63	64	Year 5 Q1	<b>@2</b>	<b>Q3</b>	Q4	Tear 6 Q1	65	<b>Q</b> 3	04
UNITS Started Market Hawing				10	25	30	30	30 2.060.532	5,151,330	6.101.597	6.101.597	6.101.597	6.101.597			, ,	, ,	,		, ,	, ,	,	, ,	,	
Affordable Rent								326,094	815,234	978,281	978,281	978,281	978,281							, ,	,			,	, ,
Special Ront Shared Ouncerhip						:		68.135	170.336	204,404	204,404	204,404	204.404									:	:		
First Hames					·	Ł i	· i	167,934	419,036	503,003	503,003	503,003	503,003		ř	· .	· .	Ł ;				Ł i	· .	· .	· .
Grant and Subridy INCOME		<b>.</b>			•	•	•	2.622.695	6,556,737	7,262,024	7,262,024	7,262,024	7.868.084	•	•	•	, .	•	•	•	•	•	•	*	•
EXPENDITURE					•			-,,	.,	.,,	.,	.,,	.,,		-										
Stone Duty Earsmontrate.		:																							
Legal Acquirition		-68,559 37,590																							
Planning Fee Prafessional		1205.297		1,306,297																					
Build Cart - BCIS Bare z106/CIL/Tariff		4000	1,525,581	556,820 55,000	1,948,869	3,619,329 357,500	4,732,968	5,011,378	5,011,378	3,340,919	1,670,459														
Centingoney			1,525,581	27,841	97,443	180,966	236,648	250,569	250,569	167,046	93,523	, ,				-	7		,	, ,	,				,
Abnormate Financo Foor			•	29,841	194,443	193,966	253,640	260,569	260,569	179,046	89,523									•		۰			
Legal and Valuation		<u> </u>																							
Agente Legale		:			:	:	° ·	78,681	196,702 32,784	236,043 39,340	236,043 39,340	236,043 39,340	236,043 39,340					:				:			
Mirc.				0											•	_ `					L i	L			
COSTS BEFORE LAND	INT AND PROFIT	1,275,32#	1,525,5#1	1,975,79#	2,343,256	4,351,762	5,690,765	6,117,310	6,255,002	4,292,394	2,2#3,###	275,3\$3	275,3#3	•	•	•	•	•	•	•	•	•	· •	-	-
For Residual Valuatio	Land	-4,570,594		, ,			130,366	239,512	309,527		248,436		8,809												, ,
Davelupers Return	Interest				3,865	47,873	130,366	239,512	309,521	309,674	248,436	148,390	8,809												
Market Hawring Affardable far Rent																									5,589,194
First Homes																									1,069,344 455,522 -7,114,059
	Carh Flow Opening Balance	3,295,267	-1,525,581	-1,975,798	-2,347,121	-4,399,635	-5,821,132	-3,734,128	-7,793	3,266,017	5,335,760	7,444,311	7,583,892	•					•						-7,114,059
	Clarina Balanca	3,295,267	1.769,686	-206,112	-2.553,233	-6.952.060	-12,773,999	-16,508,128	-16,515,920	-13,249,903	-7.914.143	-469,832	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7.114.059	7,114,05	,
CASH FLOW FOR CIL A	ADDITIONAL PROF	FIT								1															
		Teer 1				Tear 2				Teer 3				Teer 4				Teer 5				Tear 6			
INCOME	Ar Aberra			<u> </u>		•		2,622,695	6,556,737	7,262,024	7,262,024	7,868,084	7,868,084									<del>-</del>	· •	<u>,                                     </u>	<del></del>
EXPENDITURE Land		1,590,430	_				_				_	_					_	_		_		l -			
Stemp Duty		69,422								1															
Earementretc. Legal: Acquiritian		23,977								1															
Planning Fee		37,590		0		٠,	٠						0		0							t •			
Preferrienal Build Cart - BCIS Bare		1,306,297		1,306,297 556,820	1,948,869	3,619,329		5,011,378	5,011,378	3,340,919	1,670,459	: :		1	0	-	-							0 0	- :
POTENTIAL CIL					-1,701,990 192,500	-1,701,990 357,500	-1,701,990	495,000	495,000																
Part CIL x 106 Cantingoncy				55,000 27,841	97.443	180,966		250,569	250,569	330,000 167,046	165,000 83,523	, ,	0		0		7				, ,		, ,	,	, ;
Osntingoncy Abnormali			0	27,841 29,841	104,443	193,966	253,648	268,569	268,569	179,046	89,523		0	0						0	0			0	. 0
Financo Foor Logal and Valuation		Ł ;																							
Aquatr Logalr		:				:		78,681 13,113	196,702 32,784	236,043 39,340	236,043 39,340	236,043 39,340	236,043 39,340		0									0	
Mirc.				, i	i	i	, i					77,540	7,,54	i	ě				i			Ł i	i	ž i	
COSTS BEFORE LAND	INT AND PROFIT	3,035,722	•	1,975,798	641,266	2,649,772	3,988,775	6,117,310	6,255,002	4,292,394	2,243,444	275,313	275,343	• 7	•	•			•	•	•	· -		-	
For CIL calculation																						L	_		
	Interest		56,920	57,987	96,121	109,947	161,691	239,512	309,527	309,674	248,436	148,390	8,809												
Developers Return Market Howing										1												1			5,589,194
Affordable for Rent First Homes																									1,069,344 455,522
	CarliFleu	-3,035,722	-54,920	-2,033,785	-737,387	-2,759,718	-4,150,467	-3,734,128	-7,793	3,266,017	5,335,760	7,444,311	7,582,892		0				•						-7,114,059
	Opening Balance	-2 025 722	-2 842 642	-5 126 428	-5 263 245	-8.623.533	-12 773 444	-16 508 128	-16 515 420	-13 249 983	-7 914 143	-469 832	7 114 059	7 114 059	7 114 059	7 114 059	7 114 059	7 114 059	7 114 059	7 454 050	7 114 059	7 114 050	7 114 059	34405	

Site 14		letr BF 75						1																
IHCOME	Av Sixe m		Z Her	L. B.i.				DETELOPMENT O	ACTC							Planning fee				_	Build Cart			
INCOME			Z Nei	bor Pric. 75 t/m	• 60 2	T 4			0515							Planning app fee		ay r	ato					1,60% 4 0.00% 4 0.00% 7 0.00% 7 0.00% 0.00 1,675 10.00% 1,675 10.00% 1,675 1,6
Market Hawing	Grazz 77.9	Not 70.03	65.00%	49 4,50	00 15,539,0	63 3,79		LAMD	Land		fesit er m2	Tetal	401.471			Ne du gr Ne du gr un der 50		75 50 .	162 2:	.100	CO2 Plur	× t/m2		3.00% 4
			357						Stamp Duty			9,57				No dusprover 50			138 3	,100 ,450 ,550	Acc & Adpt	×		0.00%
Afferdable Overall Afferdable Rent	63.6 63.6	57.02	22.75×	26.25 17 2,47 0 2,25	75 2,441,8	70 1,08	9		Earomontrota. Logals/Acquisition		1.50%	6,02	15,596					Tat	41 25	,550	Water	t/m2 t/m2		
Secial Ront Sherod Ounorship	63.6 63.8	57.02 58.00	0.00× 3.50×	0 2,25 3 3,15	50 479,5	0	9	Feer								Stemp duty co	lc - Residuel		40	1424	Over Extra 1	t/m2		0.00×
First Hamer	67.7	61.57	8.75×	7 3,15	50 1,272,7	97 44	4	1.22	Planning			26,55				Lunayay mont		Tut	el S	574	Over Extra 2	×		0.002
Grant and Subridy	Afferdable Bent				0				Professional		8,00%	1,053,583	1,080,132			Stemp duty co	le - Bariduel	_	_	_	Small Site	t/m2		0.00
	Sacial Rent				ŏ	ė .		CONSTRUCTION	Ruild Cart			10 172 68				Landpayment			1,459					1,675
	Shared Ounership				•			1	#106 / CIL / IT		1,851	1,934,823						Tat	<b>-1</b> 62	,294	Site Cartr	Baro BNG		10.00% 16 0.50%
SITE AREA - Not SITE AREA - Greez	0.002 h-		15	/h-	19,733,31	5,490			Contingency Abnormals		5.00× 5.00×	501,63- 508.63-				Pra CIL z 106		00 Ef Unit (all)		_				1,451
	1.102 8	*	**	ras					HUNDINGS	í	2.000	45,00				T TO CLE T TO C	*,*	Tatal	637,	•••				
Salae por Quartor Unit Build Timo	3.0	luarters						FINANCE								Part CIL / 106	16,5	00 <b>6/Unit</b> (	ell) 1,237	.500				
					RUM Razideal I				Foor Interest		9% 7.59%		)			CIL	- 1	86 <b>£/m</b> 2	697	.323				
		Whale Site	Parka NET Parka GRO		KUM Kasideel I	Claring telence	. 0		Logal and Valuation	,	1.50%							Tet	al 1,934,	123				
Residual Land Value Existing Use Value		1,213,235	455.001 364	991	RUH CIL MACR	0 -1-141										Inf Tariff	×GDV	014						
Uplife	20%	242,647	21	0,000 0,000	NON CIL MACK	Claring talance		SALES									0.0	02.		•				
Plw/ha Bancha	mark Land Yalve	1.455.112	1,324	***	Check on pharing o	Varian	1	-	Agentr	×	3.0× 0.5×	591,99°	,											
			1.324	_	CI	errect	1			Éfunit	0	71,31												
Additional Profit		-463,511	-122						Marc.	×	0.02		690,666	15,357,641	1									
								Davelapers Prat	le Market Hawring	×Value	17.50%			2,719,336										
									Affordable Houring	∴ raiue ≥ Value	17.50% 17.50%			2,719,334 511,255 222,739										
RESIDUAL CASH FLOW	W FOR IMTEREST								First Homes	×Value	17,50%			222.739								_		
		Tear 1			Tear 2				Year 3		<b>Q</b> 3		Tour 4			04	Year 5	02	93		Tear 6	92	93	
UNITS Started Market Howing		<b>Q1</b>	42 Q3	20	20	20	<b>Q</b> 3	Q4	<b>Q1</b>	Q2	ų s	Q4	Q1	Q2	63	ų4	Q1	ų.	ų;	Q4	e1	- QZ	Q3	04
Market Hauring Affordable Rent						0	3,107,813 488,374	4,143,750 651,165	4,143,750 651,165	4,143,750 651,165	, ,	, ,	:	ů	, ,		°				F	, 0		
Secial Road				z š	Ł š	<u> </u>					<u> </u>	Š	Ł i :	ř	<u>.</u>	· .	Ł	· .	- E	- E	Ł	· ·	<u> </u>	<u> </u>
Shered Ounership First Hames				:	:	:	95,918 254,559	127,090 339,413	127,890 339,413	127,890 339,413	;	÷	:	. :	:	:	:					:	;	;
Grant and Subridy							3,946,663		5,262,218	5.262,218				0			,		-			, ,	- 0	
INCOME EXPENDITURE	- í	•	•			•	3,746,663	5,262,218	5,242,218	5,242,218	•	•	•	•			•	•		•	•	<u> </u>	-	-
Stemp Duty Earsmontrate.		9,574																						
Least Acquirition		6,022																						
Planning Fee Prafessianal	-	26,550 526,791	526.791																					
Build Cart - BCIS Bare		200,177	0 678,179	1,582,418	2,486,656	2,712,716	1,808,477	904,239						0										
z106/CIL/Tariff Contingency				192,500 79,121 86,121	302,500 124,333 135,333			110,000 45,212		, ,	,	,		. ;		, ,			-				, ,	, ,
Abnormale Financo Foor			0 7 36,909	86,121	135,333	147,636	98,424	49,212				•	, ,											
Legal and Valuation		ě																						
Agentr	-	0			:	:	118,400	197,867 26,311	157,867 26,311	157,867 26,311		*	:	:			:							: :
Mirc.		•													L						L i			
COSTS BEFORE LAND I	IMT AND PROFIT		697,323 7 1,354,28	1,940,159	3,041,122	3,325,987	2,355,45\$	1,292,\$40	184,178	184,178	•	•	•	•	•	•	•	•	•	•	•	<u> </u>	•	
For Residual Valuatio	Land	401,471	18,195 31,611	F 67 (72	95,131	154,000	246 224	193,609	02.00	29,903														
Developers Return				,						2,,,,,														
Market Hawring Affordable for Reat																								2,719,326 511,255
First Homes	0.15	-970,408	-715,518 -1,389,899	-1,997,831	-3,143,953	-3,480,068	1,371,874	3,775,769	4,955,227	5,048,137											-			222,739
	Carh Flou Opening Balance	910,408	-119,910 -1,309,091	-1,771,031	-5,145,995	*5,400,000	1,511,614	3,119,169		5,040,131							*							-3,453,330
$\overline{}$	Clarina Balanca	-970,408	-1.685.926 -3.075.82	-5.073.656	-0.217.609	-11.697.677	-10,325,803	-6.550.034	-1.594.807	3,453,330	3.453.330	3.453.330	3.453,330	3.453.330	3,453,330	3,453,339	3,453,330	3,453,330	3,453,330	3,453,330	3,453,330	3,453,330	3,453.	30 0
CASH FLOW FOR CIL A	ADDITIONAL PROFI																							
IHCOME	Ar Atlana	Tear 1			Tear 2				Teer 3				Tear 4				Teer 5				Tear 6			
INCOME EXPENDITURE		•		•	· ·	•	3,946,663	5,262,218	5,262,218	5,262,218	•	•	• 7	•	•	•	•	•	•	•	•	-		
Lend Stamp Duty		1.455.002																						
																	1				-1			
		62,294																						
Larementretc. Legal: Acquiritian		62,294 0 21,838																						, ,
Larementretc. Legair Acquirition Planning Fee Professional		62,294	0 0 0 526,791		:	0		0	:			0	; ;	:			:			:	:		:	:
Euromontrote. Legals Acquisition Planning Fee Professional Build Cast - BCIS Bare		62,294 0 21,838 26,550	0 0 0 0 526,791 0 673,179	0 0 1,582,418 -463,588	0 0 2,486,656	0 0 2,712,716	0 0 1,808,477	904,239			0 0	0	0 0			F 0	:		F ;				:	
Earsmontrote. Logalr Acquiritian Planning Fee Prefessional Build Cast - BCIS Bare POTENTIAL CIL Part CIL 106		62,294 0 21,838 26,550	0 678,179	-463,588 192,500	202,500	220,000	220,000	110.000				0 0	0 0	0 0	0	0		0						
Levement etc. Legels Acquiritien Plenning Fee Preferzienel Build Cart - BCIS Bare POTENTIAL CIL Part CIL - 106 Centingency		62,294 0 21,838 26,550	0 678,179	-463,588		220,000	220,000			0 0	0	0 0 0	0 0	0 0 0		0	0 0	0		, ,		0 0		0 0 0
Euromont etc. Legels Acquirition Pleaning Fee Preferzional Build Cart - BCIS Bare POTENTIAL CIL Part CIL 2106 Contingency Absormaty Finance Feer		62,294 0 21,838 26,550	0 678,179	-463,588 192,500 79,121	302,500 124,333	330,000 135,636	220,000	110,000 45,212		0	0	0 0 0	0 0	0 0 0	, ,	0 0	0 0 0	0	0 0	0	0 0 0 0 0 0 0	0 0		0 0 0
Euromont etc. Legal: Acquirition Plenning For Presiderianal Build Cart - BOIS Bure POTENTIAL CIL Part Cil. 106 Cantingency Abnarmal Finence For Legal and Valuation		62,294 0 21,838 26,550	0 678,179	-463,588 192,500 79,121	302,500 124,333	330,000 135,636	220,000 90,424 98,424	110,000 45,212 49,212	0 0 0 0 157,867	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	, 0 , 0 , 0 , 0 , 0	0 0 0		0 0 0		0	0 0 0	0			0 0 0	0 0 0		0 0 0
Levemont etc. Legelf Acquirilian Plenning Fee Prefazzinnel Build Cart - BOIS Bare POTENTIAL UL Part CIL / 106 Gentlingency Athermont Finence Feer Legel and Valuation Agents Legel		62,294 0 21,838 26,550	0 678,179	-463,588 192,500 79,121	302,500 124,333	330,000 135,636	220,000	110,000 45,212 49,212 157,067 26,311	157,847 26,311	9 9 9 9 9 197,847 26,311	F 0 F 0 F 0 F 0	0 0 0	0 0 0	0 0 0		0	0	0			0 0 0	0 0		0
Levemont etc. Legelf Acquirilian Plenning Fee Prefazzinnel Build Cart - BOIS Bare POTENTIAL UL Part CIL / 106 Gentlingency Athermont Finence Feer Legel and Valuation Agents Legel	INT AND PROFIT	62,294 0 21,838 26,550	0 678,179	-455,588 192,500 79,121 86,121	302,500 124,333 135,333	320,000 135,636 147,636	220,000 90,424 98,424	110,000 45,212 49,212	157,847 26,311 0	9 9 9 9 9 197,847 28,311 9	F 0 F 0 F 0 F 0 F 0 F 0 F 0 F 0 F 0 F 0	0 0 0 0 0	0 0 0	0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0			0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Stens Duty Exements etc. Legal Acquirilent Planning Fee Preferzinant Profestriant Profestriant DOTENTIAL GIL Part GIL 106 Containagency Abacmad Finence Fee Legal and Valvation Acquirit Legal COSTS BEFORE LAND Fer CIL calculation		62,294 0 21,838 26,550 526,791 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 575,179 0 92,500 0 735,909 0 34,909	-463,588 192,500 79,121 86,121 0 0 0 1,476,572	302,500 124,333 135,333 0 0 0 3,448,822	320,000 135,636 147,636 0 0 3,325,987	220,000 90,424 98,424 118,400 19,733 0 2,355,458	110,000 45,212 49,212 157,847 26,311 0 1,222,840	184,178	184,178	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Learning to etc. Learning Town Planning Tow Planning Tow Build Cart = BOIS Bure POTENTIAL OIL Part Oil, 106 Cantingency Abasemed Finence Feer Lead and Valuation Agent Leadur Fire CIL Coliculation For CIL coliculation	INT AND PROFIT	62,294 0 21,838 26,550 526,791 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 \$72,179 0 \$2,500 0 \$23,009 0 \$36,909	-455,588 192,500 79,121 86,121	302,500 124,333 135,333	320,000 135,636 147,636 0 0 3,325,987	220,000 90,424 98,424 118,400 19,733	110,000 45,212 49,212 157,667 26,311			, 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0	F 0 F 0 F 0 F 0 F 0 F 0 F 0 F 0 F 0 F 0		0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Levement vet. Level Acquirilian Pleashint fee Pleashint fee Build Care - BOSS Bur- POTENTIAL OIL Part CILL / 16 Ceathleanery Abazemed Finence Fee Level and Valvation Agent Level For CIL calculation Developer Rature Hotel		62,294 0 21,838 26,550 526,791 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 575,179 0 92,500 0 735,909 0 34,909	-463,588 192,500 79,121 86,121 0 0 0 1,476,572	302,500 124,333 135,333 0 0 0 3,448,822	320,000 135,636 147,636 0 0 3,325,987	220,000 90,424 98,424 118,400 19,733 0 2,355,458	110,000 45,212 49,212 157,847 26,311 0 1,222,840	184,178	184,178		0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
comment vict.  cased Acquirition  Professional  Bold Goart = SOSS Bare  POTENTIAL OIL  Part Cit. 106  Contingen on y  Atherman of  Contingen on y  Atherman of  Contingen on y  Atherman of  Contingen on y  Atherman of  Contingen on y  Atherman of  Contingen on y  Atherman of  Contingen on y  Atherman of  Contingen on y  Atherman of  Contingen on y  Atherman of  Contingen on y  Atherman of  Contingen on y  Contin	Interest	\$2,244 0 21,838 24,550 526,791 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 155,176 0 132,000 0 132,000 0 136,909 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-463,568 192,500 79,121 86,121 0 0 1 1,476,572	302,500 124,333 135,333 0 0 0 3,041,422	320,000 135,636 147,636 0 0 3,325,927	90,424 90,424 90,424 110,400 19,733 0 2,355,458	110,000 45,212 49,212 157,847 26,311 0 1,232,249	122,813	29,903		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,719,336 511,255 222,739
comment vict.  cept Requirition replacement of the comment of the		\$2,244 0 21,838 24,550 526,791 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 575,179 0 92,500 0 735,909 0 34,909	-463,588 192,500 79,121 86,121 0 0 0 1,476,572	302,500 124,333 135,333 0 0 0 3,448,822	320,000 135,636 147,636 0 0 3,325,987	220,000 90,424 98,424 118,400 19,733 0 2,355,458	110,000 45,212 49,212 157,847 26,311 0 1,222,840	184,178	184,178	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0		2,719,336 511,255

Site 15		Fletr BF 35																							
IHCOME	Av Size	m2	x I	lumber	Price Etm2	6D <b>T</b>	61	Ā	DETELOPMENT	OSTS							Planning foo ca	le				Build Cart			/mi
	Grazz	Not		35		- 1		2	LAND			funit or m2	Tatel				Planning app for Na dugr	duq 31	5			C02 Plur	×	3.00×	/m: 1,612.0: 48.3: 0,00 0,0: 14.7: 0,0: 0,0: 0,0: 0,0: 1,475.155 157.5: 1,851.04
Market Hawing	Grazz 77.5	76.43	65.000	23	4,500	7,210,76	1 1,70	63		Lend Stemp Duty			463	174,589			Na dugr under 50 Na dugr aver 50	31	5 463 5 13:	2 16,170		Acck Adpt	1/m2	0.00%	0.01
Affordable Overall			35×	12.25						Euromontrotc.			770				Indian provisor		Tatal				t/m2	0.000	14.7
Affordable Rent Social Rent	63.4 63.4	57.63 57.63	22.75× 0.00×		2,475	1,135,62	7 5	05		Legalr/Acquirition		1.50%	2,619	3,111			Stemp daty cel	- Raridual				Water Over Extra 1	t/m2	0.00%	0.01
Shered Ounership	67.1 63.8	61.00 58.00	3.56× 8.75×	1	3,150 3,150	235,38-		82	Feer				16,170				Landpayment			174,519		Over Extra 2	t/m2	0.00%	0.0
First Hames		58,00	8.09%	3	3,150	559,51	, 1	75		Professional		8.00%	489,009	505,179					Tatel	492			t/m2	0.00	0.0
Grant and Subridy	Affordable Reat Social Reat				0		0		CONSTRUCTION								Stamp daty cal- Landpayment	- Residual		577 500		Small Site	×	0.00%	0.00
	Shered Ounership				ő		ő		construction	Build Cart		1,851	4,710,785				Cana paymont		Tatal			Site Cartr	Bare BNG	10.00×	167.5
SITE AREA - Not SITE AREA - Grave	0.420	ha	80	n.		9,141,290	2,54	5		/106 / CIL / IT Cantingoncy		5.00%	909,754 235,539 235,539										BNG	0.50%	1,051,04
SITE AREA - Grazz	0.438	ha	10	0.4						Abnormatr	×	5.00×	235,539 21,000	6,112,617			Pro CIL 2106	8,50	#/Unit(all) Tatal	297,500					
Salar por Quarter											1		21,000	6,112,611											
Unit Build Time	3	Quarterr							FINANCE	Foor		02					Part OIL #106 OIL	16,50	#/Unit (all)	) 977,500 332,254					
		Mark Co.	PerhaNET PerhaG	nocc	R	UH Residual M	ACRO ctrl+r Claring helence			Interest Legal and Valuation		7.50%							Tatel						
Residual Land Value Existing Use Value		174,589 481,250	399.06Z 3	22.062				0		Legal and Valuation			,	· ·			Inf Tariff	×GDV							
Existing Use Value Uplift	20%	481,250 96,250		22,062 1,100,000 220,000	R	UH CIL MACRO	Claring Falance	. 0	SALES								_	0.003	4						
Pluriba		577.500								Aquatr	×	3.0%	274,239												
Deach	mark Land Talve	577.500		20.000	O	hrekanpharingdu com	ψ∧w rrect			Logele	2 trunit	0.5%	45,706												
Additional Profit		-106 -74	5m1							Mirc.	z	0.02		319.945	7.115.442										
		-100.470							Davelupers Pru	rie .						1									
										Market Hawing Affordable Howin	×Value ×Value	17.50% 17.50%			1,261,##3 239,927										
RESIDUAL CASH FLOY	M FOR IMPERS								L	First Hames	× Value	17.502			97.916	l									
	- TOR INTEREST	Tear 1				Tear 2				Teer 3				Year 4				Year 5 Q1				Tear 6 Q1			
INCOME UNITS Started		<b>Q1</b>	Q2 Q3	94	4	Q1 10	Q2	63	Q4	Q1	65	£3	64	<b>Q1</b>	65	63	£4	<b>Q1</b>	65	<b>Q</b> 3	Q4	Q1	Q2	63	Q4
UNITS Started Market Hawing						0		2,060,217	3,090,326	2,060,217	: :		°	0			: :		: :					: :	
Affordable Rent Social Rent				- :	8 F	,	;	324,465 67,253	486,697	324,465	;	;	:	,		;	7	F :	- :	;	, ;	F :	;	;	;
Shered Ounership First Hames					: :	0		67,253 159,063	100,879 239,794	67,253 159,063								:							
Grant and Subridy				, ,	<u> </u>	· ·	<u> </u>				· i	ř	, i	ř	·	<u> </u>	* :	Ł i				Ł i	, ,		
INCOME EXPENDITURE		•		•			•	2,611,797	3,917,696	2,611,797	•	•	•	•	•	•	•	<u> </u>	•	<u> </u>	•	•		•	•
Stone Duty		492																							
Earomontrota Logal: Acquiritien	-	2,619 16,170																							
Planning Fee Prafessianal		16,170 244,505	244,1	A.E.																					
Build Cart - BCIS Bare		244,505	0 440,6	46 1,121,	1,615	1,570,262	1,121,615	448,646					0									0			. 0
z106/CIL/Tariff Contingency			332,254 55,0 0 22,4					55,000 22,432		:	-	,				-	-		,	,		:	,		
Abnormate			0 24,4	61,0	001	65,513	61,081	24,432		,			· i	· i				,			,	,			
Financo Foor Logal and Valuation	-	, ,																							
Agentr Legalr		•		: :	: :		:	78,354 13,059	117,531 19,588	78,354 13,059	:					:		:				:		:	
Mirc.		, i				,	_ `							·				L '				L '			_ `
COSTS BEFORE LAND	INT AND PROFIT	263,785	332,254 7795,	1,376	.277	1,926,788	1,376,277	641,924	137,119	91,413	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
For Residual Valuatio	Land Interest	174,589	8,220 14,6	3 29,7	704	56,147	40.000	120,883		16,945														. 0	
Developers Return	incorac		4,220		104	20,141	95,521	120,000	VV,E.14	10,000		Ť	•				·		, i	,	· ·		,		
Market Hawing Affordable for Rest																									1,261,883
First Homes	0.15	-438,375	-340,473 -009,	19 -1,406		-1,982,935	4.60.00	1,848,991	3,694,362	3 503 440															239,927 97,916 -1,599,726
	Cark Flour Opening Balance	-43%,375	-340,473 -809,	-1,408	6,061		-1,469,604	1,848,991	3,694,362	2,503,440	,	,		,	,		1 "	-		-		, ,	1		-1,599,726
	Clarina Balanca	-438,375	-778,848 -1.588	467 -2,994	4.528	-4.977.463	-6.447.067	-4.598,076	-903,714	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	
CASH FLOW FOR CIL A	ADDITIONAL PROF	ш																L				<b>.</b>			
IHCOME	Ar Aberra	Teer 1				Teer 2				Teer 3				Teer 4				Teer 5				Tour 6			
INCOME EXPENDITURE		•		•		•		2,611,797	3,917,696	2,611,797	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Lend Stemp Duty		577,500								1								1				1			
		10,375								1												1			
Legal: Acquirition Planning Fee		8,663 16,170																							
Prefessional		244,505	244,5	05	5	ï	:	Ł ;		Ł i		ž i	ï	ï	ï		1 1	t i				Ł i		:	
Build Cart - BCIS Bare POTENTIAL CIL			0 443,6	-106.	.470	1,570,262	1,121,615	448,646	7 0		r 0	, ,					, ,						7 0		
Part CIL #106		0	0 55,0		500	192,500 70,513	137,500	55,000 22,432			0	0	0	0	0	0				0	0			0	0
Cantingoncy Abnormals			0 22,4 0 24,4	92 56,0 92 61,0	081	70,513 85,513	56,081 61,081	22,432 24,432	, ,			0			- :		1					:	0	0	, ,
Financo Foor Logal and Valuation	- :																								
Agents Legals		i			· Ł			78,354 13,059	117,531	70,354 13,059			0	٠				t .		0		Ł ·			
Logelr Mirc.		0		F :	; F	0	- :		19,588		- 0	0	0		-		F 1		-	0	0		0	0	
Mirc. COSTS BEFORE LAND	INT AND PROFIT	\$65,212	795,	1,269	. 207	1,926,788	1,376,277	641,924	137,119	91,413	•	· ·	•	•	•	•		•		, .	•	•	•		•
For CIL calculation					_					1													_		
	Interest		16,223 16,5	31,7	743	56,147	93,327	120,883	86,214	16,945												۰			,
Developers Return Market Howing										1								1				1			1,261,883
Affordable for Rent First Homes																									239,927 97,916
								1,848,991	3,694,362	2,503,440			_												-1,599,724
	Carh Fleur Opening Balance	-865,212	-14,223 -011,	-1,301	1,551	-1,902,935	-1,469,604	1,848,991	3,574,356	2,503,440		,		-		-	-	-	-					-	100771160

Site 16		Flatr 12							_																	
ІНСОНЕ	Av Sixe	m2	×	Humber	Price t/m2	- GD1	61/	1	DEVELOPMENT	COSTS								Pleasing fee co	le				Build Cart			## 1,522.6 ( 40.1) ( 0.0) ( 0.0) ( 0.0) ( 0.0) ( 0.0) ( 0.0) ( 0.0) ( 1,544.4 ( 16.5) ( 1,439.2)
	Grazz	Net		12			-		LAND			fenit	rm2 T	[etal				Planning app fee No dwgr	due	y rak 2			CO2 Plur	×	3.00	1,612.
1arket Hawing	Grazz 79.8	72.50	65.00×		4,50	0 2,544,75	0 62	2		Land Stamp Duty					116,589			No dusy under 50 No dusy over 50	,	2 46	5,544		Accit Adpt	1/m2	0.00	0.0
Afferdable Overall			35×	4.2						Egrementrets.								THE GLOW STORY OF		Tate			nee a map	t/m2	0.00.	4.0
Affordable Rent Social Rent	67.1 67.1	61.00 61.00	22.75×	3	2,47	5 412,16 0	0	3	+	Logalr/Acquiritie	in.		1.50%	1,749	1,749			Stemp duty cel	r - Residuel				Water Over Extra 1	t/m2	0.00	0.0
Shered Ounership First Hames	67.1 67.1	61.00	0.00± 3.50± 8.75±		2,47 2,29 3,19 3,19	0 00,70 0 201,75	2	1	Feer	Planning				5,544				Landpayment		Tate	116,589		Over Extra 2	1/m2	0.00	0.0
		61.00	8.75%	1	3,19	0 201,75		1		Professional			8,00%	168,902	174,446					Tata				t/m2	0.0	0.0
Grant and Subridy	Afferdable Bont Secial Bont								CONSTRUCTIO									Stemp duty cell	c - Rosidual		211.200		Small Site	×	0.00	1 554 47
	Shared Ounership						•		100000000	Build Cart			1,839	1,662,433				24.107-07.110111		Tate			Site Cartr	Bare BNG	10.00:	166.4
SITE AREA - Net	0.160	ha	75	the		3,239,372	* ***			2106 / CIL / IT Contingency			2.50%	316,955 41,561										BHG	0.50	1,#39.24
SITE AREA - Grave	0,160	ha	75	/h-e						Abnormale	×		5.00%	03,122 7,200	2,111,271			Pro CIL 2106	2,00	0 (/Unit (all) Total	24,000					
Salar por Quarter		Quarterr							FINANCE					.,	2,11,0011			Part CIL r 106								
Unit Build Time		Warter							FIRANCE	Foor			600					OIL	16,50	6 1/m2	110,955					
		Whale Site	PerhaNET	Perha GROSS		RUH Residual M	ACRO ctrl+r Claring helence	. 0		Interest Logal and Valuation			7.50%							Tate	316,955					
Rezidual Land Talue Existing Use Value		116,589	721,611	728,681														Inf Tariff	× GDV							
Existing Use Value Uplift	20×	35,200		1,100,000 220,000		RUH CIL HACRO	Claring bolonce	- 0	SALES										0.00	×						
Plurthe	mark Land Talse	211,200		1,320,000		Ohock ampharing du				Agentr	×		3.0x 0.5x	97,181 16,197												
DARCE	Mark Lake Yalda	211.200		1.324.444		C. C. C. St. Joseph C. C.	rrect			rodan	t/unit		0.5%	16,171												
Additional Profit		20,630	1/m2 33							Mira.	×.	_	0.02		112,378	2.517.432										
									Davelapers Pro	Market Hawring	× Value		17.50-			445,331										
										Affordable Houring			17.50× 17.50×			\$6,251										
RESIDUAL CASH FLO	W FOR INTEREST									First Homes	× Value		17.50%			35.301										
INCOME		Teer 1 Q1	02	63	04	Teer 2 Q1	QZ	<b>e</b> 3	04	Teer 3	Q2	<b>Q</b> 3		Q4	Tear 4 Q1	QZ	<b>Q</b> 3	04	Tear 5 Q1	QZ	<b>Q3</b>	04	Teer 6 Q1	Q2	93	Q4
UNITS Started				4	- 1	4								-						- 4.						
Market Hawing Affordable Rent					:		,	848,250 137,387	848,250 137,387	848,250 137,387		- :	- 4	:	;	0		;	:	;	;	;	F :	;	;	;
Social Ront								26,401								ò										
Shered Ounership First Hames				,			7	67,253	26,901 67,253	26,901 67,253		7 .		i Ł	, ,	i		•	Ł :				Ł :			
Grant and Subridy				;	•	•	*	1,079,791	1,079,791	1,079,791	•	•	<del>-;-</del>	•	•	•	•	, ,	•	•	•	•	-	*	•	* *
EXPENDITURE			·	•	•			1,017,171				•			•	•	•	·		•	•	·	T .		•	,
Stomp Duty Earsmontrate.																										
Legal: Acquirition Planning Fee		0 1,749 5,544																								
Professional				84,451		L													L				L			
Build Cart - BCIS Bare /106/CIL/Tariff		-	110,955	84,451 184,715 22,000	269,430 44,000				7 0		, ,		-	÷	: :	ů			*			•	:	- :		, ,
Centingoncy Abnormalz				4,618 10,036	9,236 20,071	13,854 30,107	9,236 20,071	4,618			. 0		;		0	0			:				:		0	
Financo Foor			•	10,036	20,011	30,101	20,011	80,036						*								۰				,
Legal and Valuation Agents								32,394	32,394	32,394 5,399				0	0	0						• 0				
Legale Mire								5,399	5,399	5,399					0 "	0										
COSTS BEFORE LAND	INT AND PROFIT	91,744	110,955	345,819	442,737	664,105	442,737	259,161	37,793	37,793		, ,	_										•			
For Bazidual Taluatio	Land	116,589								+																
Developers Return	Interest		3,906	6,210	12,060	20,588	33,426	42,354	27,761	8,744			-	0	0	0						• 0				
Market Hawing																										445,331
Affordable for Rent First Homes										-																445,331 86,251 35,308
	Carh Fleu	-201,333	-122,861	-212,029	-454,797	-604,693	-476,163	770,276	1,014,237	1,033,254			=	0	•	0	۰	•		•		٠			•	-566,890
	Opening Balance Clarina Balance	-269,333	-331,194	-643,223	-1.098.020	-1.782.713	-2.258.876	-1,430,600	-466,364	566,890	566,890	566,89	56	66,890	566,390	566,890	566,890	566,890	566,890	566,890	566,890	566,890	566,890	566,890	566,890	0
CASH FLOW FOR CIL 4	ADDITIONAL PROI	ıı																								
IHCOHE	Ar Abava	Teer 1				Tear 2				Teer 3					Tear 4				Teer 5				Tear 6			
INCOME	NO HOUSE	•	• ,	•	•	•	, ,	1,079,791	1,079,791	1,079,791	, ,	, ,			• '	•	•	, ,	•	, ,	•	•	•	•	, ,	•
EXPENDITURE Land		211,200																								
Stamp Duty Earsmontrate.		1,224																								
		3,160				L		_		L	L							_	L			_	L	_		_
Planning Fee Professional		5,544 84,451		84,451	- :		- :	- :		:				:		•			:	:		:	:			:
Build Cart - BCIS Baro POTENTIAL CIL					369,430 20,630	554,144	369,430	104,715	7 0		7 6	7 0		0	0	0		7 0			, ,	•		7 0		
Part CIL r 106				22,000	44,000	66,000	44,000	22,000					- 5	0	0 7	٠										
Cantingoncy Abnormals			- ; ;	4,618 10,036	44,000 9,236 20,071	13,854 30,107	9,236 20,071	4,618		F :	0	0		:		0	0	. 0	F :	- 0			F :		- 0	F 0
Financo Foor Logal and Valuation																										
Aquatr						Ł ·		32,394	32,394 5,399	32,394					0	0			Ł ·			۰	Ł ·			
Logelr Mirc.			- ;			1	-	5,399	5,399	5,399	0			:		0							F :		, ,	
COSTS BEFORE LAND	INT AND PROFIT	305,587	•	305,819	463,367	664,105	442,737	259,161	37,793	37,793	•	•		•	•	·	•	•	•		•	•	•		•	
For CIL calculation						_				+									+							
	Interest		5,730	5,837	11,681	20,500	33,426	42,354	27,761	8,744				0	0	0										
Developers Return Market Howing										1																445,331
Affordable for Rent First Homes																										86,251 35,308
	Carh Fleu Opening Balance	-205,517	-5,730	-311,656	-475,047	-614,693	-476,163	770,276	1,014,237	1,033,254			-	0	0	0	0	•				٠			•	-566,090

Site 17		Smell GF -9																							
HCOME	Av Sixe	n2	×	Humber	Price f/m2	6D7	614	9	DETELOPMENT	COSTS							Pleasing fee c					Build Cart			1,5
	Grazz	Not		,				1	LAND			funit or m2	Tetal				Planning app foo Na dugr	duq				CO2 Plur	×	3.00%	,
ket Hawing	109.8	109.78	100.00%		5,00	0 4,940,000	98			Lend				1,242,909			Ne dugrunder 50		462	4,158			1/m2		
ardable Overall			fix						1	Stamp Duty Euromontrate.			51,645				Ne dusp ever 50		138 Tatal	4,158		Accit Adpt	t/m2	0.00%	
fordable Rent	109.8	109.78	0.00%	0	2,751	0 0	0	o o		Legal /Acquirition		1.50×	18,644	70,289						4.0.1		Water	t/m2		
sciel Ront sered Ounership	109.8	109.78	0,00× 0,00×		2,500 3,500	0	0	9	Feer								Stemp duty ce	le - Raziduel		1,242,905		Over Extra 1	Y t/m2	0.00%	
rzt Hamez	109.8	109.78	0.00%		3,50		,	ä	·	Planning			4,158				Landpayment		Tatal	51,645		Over Extra 2	×	0.00%	,
										Professional		8.00%	167,927	172,085									ffm2	0.00	
irant and Subridy	Affordable Rent Social Rent						0		CONSTRUCTIO								Stemp duty ca Landpayment	lc - Raziduel		157,500		Smell Site	×	0.00%	1 564
	Shared Ownership					0	0			Build Cart		1,729	1,707,775						Tatel	150		Site Cartr	Bare	10.00%	1,00
SITE AREA - No.	0.300 A						•			2106 / CIL / IT		2,50%	332,713 42,694										BNG	0.10%	
SITE AREA - Grave	0,200 k	4	20	/he		4,940,000	781	1		Centingoncy	×	2.50×					Pro CIL #106	2,00	(FUnit (all)						1,72
											ť		15,900	2,099,082					Total	12,000					
Saler por Quarter Juit Build Time	0	Duartore							FINANCE								Part CIL #106	16,50	6/ Unit (all)	148,500					
ance and time	- 1								1	Foor		0×					OIL	10	1/m2	104,213					
		Whata Sina	PorkaNET	Parka GROSS		RUM Residual Ma	ACRO ctrl+r			Interest		7.50×							Tatel	332,713					
Raridual Land Talua		1,242,905	4.143.016	4.143.016			Clarings alones		1	Logal and Valuation							Inf Tariff	×GDV							
Rezidual Land Yalue Existing Use Value		7,500		4.143.016 25,000		RUH CIL HACRO	etri+i											0.00							
Jelift Dinastra	0× 500 000	150 000		500.000			Charinghalance	. 0	SALES	Aquatr		2.00	148,200												
Bench	mark Land Talue	157,500		525,000		Check an pharing du	gr.nar	1		Logale	×	3.0× 0.5×	24,700												
						-	rect				<b>Efunit</b>	. 0		572 400											
Additional Profit		1,410,457	1,42#							rws.	*	0.02		172,900	3.757.260										
									Davelupers Pro	fit															
									1	Merket Hewing Affordable Howing	× Value	17.50× 17.50×			#64,500										
										First Homes	× Value	17.50%			i										
RESIDUAL CASH FLOW	FOR INTEREST																						-		
INCOME		Teer 1 Q1	Q2	63	64	Teer 2 Q1	Q2	63	04	Teer 3	QZ	<b>Q</b> 3	04	Taer 4 Q1	QZ	63	04	Teer 5	Q2	<b>Q</b> 3	04	Taer 6	QZ	Q3	04
JNITS Started Market Hawring				3	3	3	,	_			,						_	<u> </u>							
Market Hauring Affordable Rent								1,646,667	1,646,667	1,646,667					°					0			. 0		
aciel Ront						1 1			,		,	, ,	. ;		,	. ;					÷	r i			·
Shared Ounership										٠ .			۰		0	۰		٠ .	5 0 5	0	0	[ • /	. •	· · ·	٥
irst Hamor irant and Subsidy					. :				,	:		, ,	. :		:	. :		:			:				:
	-	•	•	•	•	•	7	1,646,667	1,646,667	1,646,667	7 .	7 6 7	·	•	• '	•	7 .	•	<i>'</i> • <i>'</i>	• /	·	•	•	<u> </u>	•
EXPENDITURE																									
Stamp Duty aromontrate.	-	51,645 0																							
Legal: Acquirition		0 10,644																							
Planning Fee Professional		4,158 83,963		83,963																		-			
Build Cart - BCIS Baro		43,743		189,753 16,500	379,506	569,250	379,506 33,000	189,753		0					0					0	0				
106/CIL/Tariff			104,213	16,500	33,000	49,500	33,000						0												
Dentingency Abnormate				4,744 1,767	9,488 3,533	14,231 5,300	9,488	4,744	7		-	, ,	. :		,	. ;					ů	<b>†</b>			, ;
inenco Foor		0		4	.,	.,	.,	4																	
.e gel and Valuation								49,400	40.400	40.400															
Aquatr	-					1		8,233	49,400 8,233	49,400 8,233		,			,			1		, ,	ě	r .		, , ,	ř
Mirc.			4430	0																		L			
COSTS BEFORE LAND	INT AND PROFIT	150,410	184,213	296,727	425,526	638,290	425,526	270,397	57,433	57,633	•	•	•	•	•	•	•	•	•	•	_ •	-	<u> </u>	•	•
For Rosidual Taluatio	Land	1,242,905																							
Developers Return	Interest		26,275	30,221	36,352	45,012	57,824	66,006	42,336	13,335					0			0			0	۰			
Market Hawing																								,	864,500
Affardable far Rent																									
First Homes	Carliffeu	-1,401,315	-210,407	-326,940	-461,070	-682,201	-482,350	1,209,284	1,546,690	1,575,690												•			-864,500
	Opening Balance		Enger:	260,740	40.0010		400,000	Marriage 14	Mr. 40,000			·			·				T. T.			T T		·	*******
	Clarina Balance	-1.401.315	1.611.802	1,938,750	-2,400,628	-3,083,930	3,567,280	-2,257,896	-711.198	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	
CASH FLOW FOR CIL A	ADDITIONAL PROFI	IT																							
		Year 1				Year 2				Teer 3				Teer 4				Teer 5				To ar 6			
INCOME INCOME	Ar Above					· .		1,646,667	1.646.647	1,646,667				• •			· .	+ .							
EXPENDITURE		•	-	-			_	.,,	.,,	1,040,001		-	-		-					-					•
and		157,500 150																							
Stomp Duty grementrets.						1				1								1							
egelr Acquirities	- t	2,363											, ,					L .				L			
lanning Fee rafeszianal		2,363 4,150 83,963		83,963		:							0	0						: :		f :			0
uild Cart - BCIS Bare	-	0	r i	189,753	379,506 1,410,457	569,250	379,506	189,753	ř	ř	ř	, i	ř	· i	· ·	·	ř	ř	r i r	i r	ř	ri	ř	, i	·
OTENTIAL CIL				16,500	1,410,457			16,500																	
art CIL x 106 antingoncy				16,500	9,488	49,500 14,231	9,488	4,744	, ,	,	, ,	,	,		,		,	,	, ,		0		, ,	, ,	, ,
bnormale .	Ł	i	i	4,744 1,767	9,488 3,533	5,300	3,533	1,767		i		0	i	i i	i	·	i	i	, i ,	i r	i	r i	, i	r i	i
inenco Foor ogal and Valuation						1				-								-				L			
equatr .	-	ě						49,400	49,400	49,400		0								0					
.equir	· · · · · · · · · · · · · · · · · · ·							8,233	49,400 8,233	49,400 8,233												: '			
1irc.	INT AND PROFIT	240,134		296,727	1,435,943	638,290	425,526	270,397	57,633	57,633	-	• •	•	-		-	•		• •	*		•	-	• •	•
OSTS DEFORE LAWS	and r north	.44,154	•	274,121	., 439, 743	434,234	467,764	214,577	21,423	71,422		•	•	-	-					•	_				
			4,653	4,740			57.824	66.226	42,336	13,335		. ,	,		. ,			Ļ							
osts BEFORE LAND				4,740	10,392	45,012	57,824	66,886			. 0				0 '					0	0				
er CIL celculation	Interest					1																1	-		
er CIL calculation	Interest																								864,500
er CIL celculation levelspers Return Market Hawing Affordable for Rent	Interest																								864,500 0
er CIL calculation	Interest Cash Fleu	-241,124	-4,653	-301,466	-1,046,376	-602,201	-402,250	1,209,204	1,546,690	1,675,690			0					0			0				864,500 0 0 -864,500
er CIL calculation evalupers Return Market Hawing Affordable for Reet		-248,134 0 -248,134			-1,046,376	-602,201	-402,350	1,209,284			0	0	0	0	0	0	0	0	0		0	0	0		

Site 11		mell GF - 4																							
ІНСОМЕ	Av Sixe	.2	×	Humber	Price	- GD	7 61	n	DETELOPMENT	COSTS	_					1	Planning fee co	ıle				Build Cart			/m
	Grace	Net					-	2	LAND			/unit or m2	Tetal				Planning app for Na duar	due	r rota 4			CO2 Plur	×	3.00%	1,557.46.7
Market Hawring	Grazz 116.5	116.50	100,000		4 5,000	0 2,330,04	90 4	16		Land Stamp Duty			10,22	574,494			Na du grander 50 Na du graver 50		4 463			AcckAdpt	t/m2	0.00%	0.0
Affordable Overall Affordable Bent	116.5	116.50	0:: 0.00::		0 2,750			1		Earomontrota Logalr/Acquiritian		1.50>		0					Yatel	1,848			t/m2 t/m2		4.03
Secial Rent	116.5	116.50	0.00%		0 2,50	0		3		Legal rAcquartian		1.503	8,61	25,84			Stamp daty cal	c - Razidual				Water Over Extra 1	×	0.00%	0.00
Shered Ounership First Hames	116.5 116.5	116.50 116.50	0.00s: 0.00s:		0 3,50	0	0	3	Feer	Planning			1,84			1	Landpayment		Tatel	574,494 18,225		Over Extra 2	t/m2 ×	0.00%	0.00
Grant and Subridy	Afferdable Bent					0				Professional		8.00)	80,64	4 82,493			Stemp daty cel	s - Davidnel				Small Site	1/m2	0.00 0.00×	/m2 1,557,41 46,72 9,00 9,00 4,03 9,00 9,00 9,00 1,682,4 15,0,32 1,775,4
	Sacial Rent Shared Ouncrybia					0	0		CONSTRUCTION	Build Cart		1,77	825,13				Landpayment		Tutel	70,000		Site Cartr		10.00%	1,608.24
						9	,			2106 / CIL / IT			152,88	6					Intel			Site Cartr	Bare BNG	0.10%	1.6
SITE AREA - Net SITE AREA - Grazz	0.133 h	:	30	n.	:	2,330,00	• «	•		Ountingency Abnormals	×	2.50)	20,62	0			Pro CIL 2106	2,00	0 #/Unit (all)						1,770.68
Salar por Quarter											4		9,40	0 1,008,050					Tatal	1,000					
Unit Build Time	3 6	warterr							FIHANCE	Feer		0)					Part OIL #106 CIL	16,50	0	86,886					
						RUH Razidual F	1ACRO etri÷r			Interest		7.50					OIL.		Tutal	152,##6					
Rezidual Land Value Existing Uzo Value		Whale Site 574,494	4.300.707	Perha GROSS 4,301,707			Claring Felence			Legal and Valuation							Inf Tariff	×GDV							
Existing Use Value Uplift	02	3,333		25,00	0	RUH CIL MACR	O etri+i Claring kalanca	- 0	SALES									0.00	K.	•					
Pluriba	500,000 mark Land Talse	79,000		500.00- 525.000	å	Observangelaringsh				Agente	×	3.03	69,90 11,69	0											
Jaket		17.444		747.999		C.	rrect		1	- Ann	éfunit .	0.5	11,65	0 01 55											
Additional Profit		650,852	t/m/ 1,397							Mes.	- Z	0.03		0 81.550	1,773,421										
									Davelupers Pru	Market Howing	×Value	17.50>			407,750										
										Affordable Howing	× Value	17.50) 17.50) 17.50)													
RESIDUAL CASH FLO	FOR INTEREST								_		r. cause	17,500													
INCOME		Tear 1 Q1	<b>Q</b> 2	<b>Q</b> 3	Q4	Tear 2 Q1	Q2	Q3	04	Teer 3 Q1	65	63	Q4	Year 4 Q1	65	63	Q4	Tear 5 Q1	<b>Q</b> 2	<b>Q</b> 3	Q4	Tear 6 Q1	<b>Q2</b>	Q3	Q4
UNITS Started Market Hawing				1	2 0	1	•	502,500	1,165,000	502,500	0	, ,							, ,	, ,			, ,	•	0
Affordable Rent Social Rent					. 0	:	:	;				: :		:	:	: :	\$ 1 m	ļ :	: :			:		:	
Shered Ounership First Hames						1																			
Grant and Subridy						Ł :				<b>.</b> .		, ,	, ,				-	:					, ,		, i
INCOME EXPENDITURE	- í	•	•	•	•	· •	•	5#2,500	1,165,000	5#2,500	•	-	•	•	•	_	· •	· •	•	•	•	· •		•	•
Stemp Duty Euromontrote.		10,225																							
Legal Acquirition		0 8,617 1,848																							
Planning Fee Prafessional	-	40,322		40,322																					
Build Cart - BCIS Bare r106/CIL/Tariff			26,226	40,322 68,761 5,500	206,284 16,500	275,045 22,000	206,284	68,761 5,500	- 0			-	,	:	-	-	; ;		-	, ,		- :	- :		0
Centingoncy Abnormals				1,719 703	5,157 2,350	6,876 3,133	5,157 2,350	1,719		:				:	:			:	:			:		:	:
Financo Foor Local and Valuation					4,000	2,.55	4,000																		•
Agente Legale	Ł		0	0				17,475	34,950	17,475 2,913															0
Legale Mirc. COSTS BEFORE LAND		۰	۰	·		۰		2,913	5,025					0				۰				۰			۰
COSTS BEFORE LAMD	INT AND PROFIT	69,012	26,226	117,026	230,291	307,055	230,291	97,151	40,775	20,388		•	•	•	•	•	•	•	<u> </u>	•	•	•		<i>'</i> •	•
Far Residual Valuatio	Land Interest	574,494	12.066	13,921	16.377	21,002	27,154	31,981	23,480	2.841															
Davelapers Return	interart		12,000	15,721	16,311	21,002	27,154	31,701	23,400	2,041															
Market Hawing Affardable for Rent																									407,750
First Homes	Cark Flour	-643,506	-98,951	-131,007	-246,668	-328,057	-257,445	453,368	1,100,745	559,271															0 -407,750
	Carh Flou Opening Balance	0	-242.450	-022 465	-1420.022	-1 448 190	-1.705 (35	-1252.266	-161 631	407.750	407.750	407.750	407.750	407.750	407.750	407.750	407.750	407.750	407.750	447.750	407.750	407.750	407.750	402.250	
	January Walder	-112.277	-176,727	-110444		- 1.744.170	-1.102.023	- 1244.685	- 10 Lave 1	441.124	771.129	AVILLEY	401.157	471.127	401.120	401.129	401.187	771.127	441.194	WILLEY	********	***************************************	301.150	301.120	
CASH FLOW FOR CIL #		Teer 1				Tear 2				Teer 3				Toer 4				Tear 5				Teer 6			
INCOME	Ar Abava							5\$2,500	1,165,000	582,500								•							•
EXPENDITURE Land		70.000						_		1						-		1							
Land Stamp Duty Earsmontrate.	· ·	0																							
Legal Acquirition	Ŀ	1,050				L				L .	1			L				L				L .			
Planning Fee Prafessianal	F	1,050 1,848 40,322	0	0 40,322 68,761		:	:	:	£ :	:	0	:		:			£ :	:	:	: :		:		:	
Build Cart - BCIS Bare POTENTIAL CIL		0		68,761	206,284 650,852	275,045	206,284	68,761	,		,						-						,		
Part CIL r 106 Contingency		0	•		16,500 5,157	22,000	16,500	5,500					0		,	-	;		, ,	, ,		0	, ,		•
Abnormate	E		, i	1,719 783	2,350	6,876 3,133	2,350	1,719 783	, ;	, ;	, ,	, ,	r ö	· ·		, i	1	1	- :		, i	1 3	, ,	, ,	, i
Financo Foor Logal and Valuation	F	0																L							
Agente	ţ	0		,		F :		17,475 2,913	34,950 5,825	17,475 2,913				:				F :	:	: :					:
Mire. COSTS BEFORE LAND	IMY AMD DDOC	113,220			7	307.05	7 334 341	97,151	40,775	29.388								ţ :			<u> </u>	ţ .		1	
	AND PROFIT?	113,229	•	117,006	##1,143	307,055	230,291	77,191	49,775	24,311						•	<u> </u>			•				•	
Far CIL celculation	Interest		2,123	2,163	4,399	21,002	27,154	31,981	23,480	2,841	. 0												. 0	, ,	
Developers Return Market Hawing																									407,750
Affordable for Rent																									0
First Homes	CarhFleu	-113,220	-2,123	-119,240	-885,542	-320,057	-257,445	453,260	1,100,745	559,271			0		0						0		0		-407,750
	Opening Balance Claring Balance	0 -113.220	-115.343	-234,591	-1.120.133	-1.448,190	-1,705,635	-1.252,766	-151,521	407,750	407,750	407,750	407,750	407,750	407.750	407,750	407,750	407,750	407,750	407,750	407,750	407,750	407,750	407,750	

5ita 19		irees Plat																								
OHE	Av Size	s2	×	Humber	Price Etm2	- GD	7 6	IA .	DETELOPMENT	COSTS								Planning foo ca Planning app foo	le due		rate		Build Cart			1,
	Greez 140.0	Nat						•	LAND			/unit a	m2 Tete					Na du gr	409	1			CO2 Plur	×		3.00%
Hawing	140.0	140.00	100,00%		5,00	700,0	90	140		Land Stamp Duty				347	167,340			Na du grandor 50 Na du gravor 50		0	462 138	0	Acc & Adpt	t/m2		0.00%
dable Overall dable Rent	140.0	140.00	0x 0.00x	0	2,75	0	0			Euromontrota Logale/Acquiritie	10		1.50×	2,510	2,857			-		T.	rtel .	162	Water	t/m2 t/m2		
l Rent d Ounership	140.0 140.0	140.00	0.000		2,50	0		9	_									Stamp daty cal-	- Residual		167.		Over Extra 1	× t/m2		0.00%
Hamer	140.0	140.00	0.00%		3,50	0	·	9	Feer	Plenning				462				Landpayment		T.		47	Over Extra 2	×		0.00%
at and Subridy	Afferdable Bent					0	0			Professional			8.00%	25,230	25,692			Stamp daty cal-	- Raridual			_	Small Site	f/m2		0.00
	Sacial Rent					0	0		CONSTRUCTION	•								Landpayment			17,	100				1,7
	Shared Ounership					0				Build Cart z106 / CIL / IT				262,118 42,603 6,553						- '-	rtel	9	Site Cartr	Bare BNG	,	0.00% 0.10%
E AREA - Not E AREA - Grave	0.033 h 0.033 h	1	30	n.,		700,00	• 1	40		Osstin-gency Absormate	v		2.50× 0.00×	6,553				Pro CIL 2106	2.00	0 t/Unit (all)	_	_				1,0
											4			4,100	315,374				2,11	Tatal	2,0					
er por Quartor t Build Time	2.0	luarterr							FINANCE									Part OIL #106	16,50	0 4/Unit	(ell) 16, 26,	100				
						RUM Razidual N	IACRO etri+r			Foor Interest			0× 7.50×					CIL	10	6 6/m2 Te	26, Ital 42,6	103				
		Whale Site 167,340	PerhaNET 5,020,209	Perha GROSS 5,020,209			Claring Felence	v- 0		Legal and Valuation	20			0				Inf Tariff	×GDV							
<b>ridual Land Value</b> rting Uro Value		833	5.424.247	25,000		RUH CIL MACR	0 ctrl+l											Int Larity	0.002	×						
life Plur flue	92 500.000	16.667		500.000			Claring Follows	o- 0	SALES	Basatr .	×		3.02	21.000												
Beach	hmark Land Yalve	17.500		500,000 525,000	1	Chrekmphwingd	up ner urrect			Agents Legals	8		3.0× 0.5×	21,000 3,500												
			t/m2							Mirc.	Z		0.0%	ů	24,500	535,763										
Mities al Prefit		1##.262	1,345						Davelapers Pra	<i>(</i> 1)																
									1	Market Hawing Affordable Hawin	× Value		7.50× 7.50×			122,500										
										First Hames	Z.Value		7.50%			i										
ESIDUAL CASH FLO	TOR INTEREST	Tear 1 Q1				Tear 2 Q1				Tear 3 Q1					Year 4 Q1				Year 5 Q1				Tear 6			
ICOME HTS Started		<b>Q1</b>	<b>Q</b> 2	<b>Q</b> 3	Q4	e1	Q2	<b>Q</b> 3	Q4	Q1	65	<b>Q</b> 3	64		Q1	@Z	<b>Q</b> 3	£4	<u> </u>	Q2	<b>Q</b> 3	Q4	Q1	Q2	<b>Q</b> 3	Q4
HTS Started orket Howing fordable Rent					. 0		, ,	700,000					. 0	-	0			;	F :			, ,	F			
icial Rent													: 0	Ł	•						. 0		į į		:	: 0
ered Ounership st Hamer					. 0	:				:				F	;	0			:				Ł :			
ant and Subridy	ļ ,					•		700,000						- ;	0										,	, ,
PENDITURE			•	•						_					-			-	T .	_	•					-
emp Duty rements etc.	-	347																								
qalr Acquiritian anning Foo		2,510 462																								
eferrienal sild Cart - BCIS Bare		12,615		12,619 87,373 5,500		87,373																				
06/CIL/Tariff			26,103	5,500	\$7,373 5,500	5,500	,	,	,	i	,	, ,		-		·				7	, ,	,	- i	,	, ,	, 0
antingoncy onermals				2,184 1,367	2,184	2,184 1,367		:	:	:		:	:		:						:	:	:		:	:
nanco Foor gal and Valuation																										
gente	Ł							21,000			_ •			t	٠								٠ ،			
irc.		۰		:		۰			۰			۰			۰			•	۰			•		۰		
OSTS BEFORE LAME	D INT AND PROFIT	15,934	26,103	109,039	96,424	96,424		24,500		•	•				•	•	•		•	, .		, ,	-	•		
er Rasidual Taluatio		167,340	3,436	3,990	6,110	L		10 170		t e									t e						T.	
levelupers Return	Interest		3,436	3,990	8,110	8,032	9,991	10,178															· ·	. 0		
Market Hawing Affardable far Rest	:																									122,500
First Homes	,		-29,539	,			-9,991	665,322						_												. 0
	Cark Fleu Opening Balance	-103,274 0	-29,539	-113,029	-102,533	-104,456	-9,991	865,322		, ,			_ "					-	-			1 "				-122,501
	Clarina Balanca	-103.274	-212,814	-325,842	-420,376	-532,831	-542,022	122,500	122,500	122,500	122,500	122,500	122.5	100	122,500	122,500	122,500	122,500	122.500	122,500	122,500	122,500	122,500	122,500	122,500	-
ASH FLOW FOR CIL	ADDITIONAL PROFI	Teer 1				Teer 2				Teer 3				_	Teer 4				Teer 5				Tear 6			
ICOME	Ar Abeva	1247				1247 2				12473				_	1247				1247							
INCOME EPENDITURE		•	•	•	•	<u> </u>	•	700,000	•	<u> </u>	•	•	•	— í	•	•	•	•	<del>-</del>	•	•	•	<u> </u>	•	-	
and tomp Duty		17,500																								
rementrate.		0 262																								
qalr Acquiritian anning Foo		263 462 12,615				٠ .				Ł .				Ł									Ł .			
ofessional ild Cast - BCIS Base		12,615	0	12,615 87,373	87,373	0 87,373		- :					0	- F	:		- 1	-			- 1		F :			- :
TENTIAL CIL				5 500	*7,373 188,262 5,500	5,500	F 0	7 0	7 0		r 0	,	,			0	, ,	7 0		, ,	, ,	7 0				, ,
tingency				2,184 1,367	2,184	2,184					, ;	, ,	, ,	-	i	ě	,	7 1		, ,	, ,	, ,	, ,	, ,	, ,	, ;
normatr anco Foor		0	0	1,367	1,367	1,367	0	, ,			0				0						0	0		0		0
gel and Valuation entr								21 000																		
gelr		0	Ŏ	·		L i	ŏ	21,000 3,500	i	Li	ŏ	·	·	L	ŏ	·	i	1	Li	i	i	ŏ	L i	i	, i	, š
rc. OSTS BEFORE LAME	D INT AND PROFIT	30,839	•	109,039	284,686	96,424		24,500	•			- +	-		•	-		<u> </u>		-	•	-		•	•	
r CIL calculation														$\neg$					_							
	Interest		578	589	2,649	8,032	9,991	10,178	0												0		0		0	
Morket Howing																										122,50
Affordable for Rent First Homes	;																									
	Carh Fleu Opening Balance	-20,039	-570	-109,620	-287,330	-104,456	-9,991	665,322						$\rightarrow$	0	0							0	0		-122,500

Site 20	s	mell Braum - 9							_																	
IHCOME	Av Size mi		×	Humber	Price ffm2	61	T 614	vi .	DEVELOPMENT	DOSTS							1	Planning fee c	elc				Build Cart			/m2
	Grace	Not			ff=2		4 =	2	LAND				fanit er m2	Tetal				Planning app foo Na dwgr	du-	y ro	ito		CO2 Plur	×		/max / / / / / / / / / / / / / / / / / / /
Market Hawing	Grazz 83.6	81.78	100.00%		4,500	3,312,	100 75	i z		Land					591,608			Ne dugr under 50			62 4,150		1	1/m2		0.00
Affordable Overall			92					1		Stamp Duty Earomontrate.				19,000				No dusprover 50		Tute	38 6 •I 4,158		Acc & Adpt	t/m2		0.00× 0.00 4.03
Affordable Rent Social Rent	83.6 83.6	81.78 81.78	0.00%	0	2,475		0	9		Logals /Acquisiti	on.		1.50%	8,874	27,955								Water Over Extra 1	t/m2		0.00 0.00×
Shered Ounership	83.6	81.78	0.00%		2,250 3,150		·	ä	Feer									Stemp duty co	ic - Bariduel		591,608			t/m2		0.00
First Hames	83.6	81.78	0.00%				0	9		Planning Professional			8,000	4,150 133,127	137,285					Tute	-I 19,080		Over Extra2	× t/m2		0.002 0.00 0.00 0.00
Grant and Subridy	Afferdable Rent						0						*.***	133,161	131,249			Stemp duty co	le - Bariduel				SmallSite	×		0.00% 0.00
	Social Rent Shared Ouncrrhip				0		0	1	COMSTRUCTION	Build Cart			1,656	1,245,437				Landpayment		Tute	292,512 4,126		Site Carty	Baro		1,498.79 10.00% 149.88
SITE AREA - Not	0.200 ha									2106 / CIL / IT				288,710 62,272										BNG		0.50% 7.49
SITE AREA - Nove	0.200 ha 0.222 ha		45	/ha		3,312,0	75:	1		Cantingency	×		5.00x	62,272				Pre-CIL 2106	2,00	00 Ef Unit (all)						1,656.17
Sales per Quarter											ť			5,400	1,664,092					Total	12,000					
Unit Build Time	3 00	arter							FINANCE									Part CIL / 106	16,50	00 <b>4/</b> Unit(a	II) 148,500					
						RUH Razidual	MACRO ctrl+r		1	Foor Interest			7.50%					CIL	16	6 t/m2 Tute	140,210 al 2##,710					
		Whale Site	PerhaNET Per 2,958,042	2,669,713			Claring belonce	. 0		Logal and Valuati	or.							Inf Tariff								
Residual Land Value Existing Use Value		591,698 243,760	2.751.912	1,100,000		RUH CIL HACE	O ctrl+l											Int Larier	×GDV 0.00	×						
Uplife	20%	48,752		1,100,000 220,000			Claring Falance	. 0	SALES	Agentr			3.62	99,360												
Beach	mark Land Talze	292,512		1.320.000		Olivek an pharing	lo german		1	Logale	×		0.5%	16,560			l									
			41m2				errect	4		Mire	t/unit		0.02	- :	115 420	2,536,860										
Additional Profit		4#2,311	641																							
									Davelupers Pru	MarketHowing	×Value		17.50× 17.50×			579,600	l									
									1	Affordable Houri	ng ×Value		17.50% 17.50%			•	l									
RESIDUAL CASH FLO	W FOR INTEREST										V. A dine		11.5 %													
INCOME		Tear 1 Q1	<b>Q2</b>	<b>Q</b> 3	24	Teer 2 Q1	Q2	<b>e</b> 3	64	Tear 3 Q1	<b>Q</b> 2		<b>e</b> 3	<b>Q4</b>	Tear 4 Q1	QZ	63	64	Year 5 Q1	Q2	<b>e</b> 3	<b>Q4</b>	Tear 6 Q1	Q2	<b>Q</b> 3	24
INCOME UNITS Started Market Howing				3	3	3	, ,	1,104,000	1,104,000	1,104,000	,				,		, ,	,		, ,	,	, ,	,	, ,	,	, ,
Affordable Rent					0								0	0		0									: :	
Secial Ront Shared Ouncerhip					. ;	F :	;	;	- 1	F	- :		. ;	:	, ;	. ;		;			;	- :	F :	,	- :	; ;
First Hames				- :		t i				t :					t :								t :			
Grant and Subridy INCOME	· ·	•		. ,	·	•	*	1,104,000	1,104,000	1,104,000	7 .		• •	·	• •	·	•	*	•	*	, ;		•	, ,	7 :	<del>,</del> ;
EXPENDITURE Stomp Duty		19,000																								
Egrementrets.	-	0																								
Legal: Acquirition Planning Fee		8,874 4,158																								
Preferrienal	-	66,564		66,564						L							_						L			
Build Cart - BCIS Bare z106/CIL/Tariff			140,210	66,564 138,382 16,500		415,146 49,500	33,000	138,382	- 1		- 0				: :	0			:	: :		-		;	-	
Centingoncy				6,919 7,519	13,838 15,038	20,757 22,557	13,838	6,919 7,519		: :				0												0
Abnormate Finance Feer		0		7,919	15,030	22,997	19,030	1,919						,		٠										,
Legal and Valuation								22 520	22 520	22 120																, ,
Agentr		ě		, ,	ě	ĭ	,	33,120 5,520	33,120 5,520	33,120 5,520	,			ě	, ,	ě								• 0		ř
Mirc. COSTS BEFORE LAND	INT AND PROFIT	92,676	140,210 2	235,##4	331,640	507,960	338,640	207,960	32,640	38,640	,			•					•							, .
For Residual Valuatio		591,608						_			_										_					
	Interest		12,943	15,814	20,534	27,268	37,304	44,353	28,384	8,940				0					0						. 0	, ,
Developers Return Market Howing																										579,600
Affordable for Rent First Homes																										
7112(11011112	Carli Fleu	-690,285	-153,153	-251,698	-359,174	-535,229	-375,944	851,687	1,036,976	1,056,420			0	0	0		0	0	0	0			0	0	0	-579,600
	Opening Balance Claring Balance	-640,205	-140,401	-1.095.136	-1.454.310	-1,989,539	-2.365.403	-1,513,796	-476,020	579,600	579.6	.00	579,600	579,600	579,600	579,600	579,600	579,600	579,600	579,600	579,600	579,600	579,600	579,600	579,600	•
CASH FLOW FOR CIL	ADDITIONAL PROFIT																				_					
		Teer 1				Teer 2				Teer 3					Tear 4				Year 5				Tear 6			
INCOME	Ar Alterra	•	•	•	-	-	•	1,104,000	1,104,000	1,104,000		_	<del></del>	-				+ -	<del>.</del>		•			<del>.</del>	<del>- ,</del>	<del>-</del>
EXPENDITURE		292.512												_									1			
Land Stamp Duty	t	4,126																								
Euromontrotc. Logal: Acquiritian	F	4,388																								
Planning Fee Prafessianal		4,388 4,158 66,564		66,564	0	:				:				0	: :	•			:				:			
Build Cart - BCIS Bare	-	0 0		138 382	276,764	415,146	276,764	138,382	, ,	1	, ,		, ,	,	, i	·	, ;	r ö	1	,	- 1		1 1	, ,	. :	, ,
POTENTIAL CIL Part CIL / 106		0		16,500	482,311 33,000	49,500	22,000	16,500	r 0		, ,				. ,			,		, ,	, ,			, ,		
Cantingoncy	Ľ	0		6,919 7,519	13,838	20,757	13,838	6,919					0													
Abnormatr Financo Foor	F	0		r,519	15,038	22,557	15,03:8	7,519					0	0								•				, ,
Lonel and Valuation		0						22.624	33,120	22.00																
Aquatr Logalr	-	i		i r	i	Ł ő	·	33,120 5,520	5,520	33,120 5,520			,	i	Ł % F	i		· ·	Ł				Ł i			, o
Mirc. COSTS BEFORE LAND	INT AND PROFIT	371,747		235,004	#20,951	507,960	331,640	207,960	31,640	38,640	7			•		•	-	•	-		<del>, .</del>	- :			7	
	7,1011						-3444			-									_ ·			·				
Far CIL celculation	Interest		6,970	7,101	11,657	27,268	37,304	44,353	28,384	8,940				0												, ,
Developers Return Market Howing																										579,600
Affordable for Reat																										
First Homes	CarliFleu	-371,747	-6,970	-242,985	-032,600	-535,229	-375,944	851,687	1,036,976	1,056,420			•	0												-579,600
	Opening Balance	0 -221 242	-229 747	-621.702	-1 454 740	-1400 E^-	22.24E 4**	4 50 701	475 12C	E70 6^^	F2		E79 600	E79 600	E79 600	579 600	570 (Or	574 60**	570 500	576 sec	E70 600	E70 600	E79 600	E79 600	579 / ^ ^	
	Common parancel	211.191	210.111	Val. 196												217,599				212,549						

Site 21		Smell Braus - 6																							
IHCOME	Av Sixe			Humb	er Pric	- SDV	614		DEVELOPMENT	COSTS							Pleaning fee co	le.				Build Cart			dan 2
					r Pric	GD7	-	ž .									Planning app fee	due	y rati						/m2_0 1,402_00 402_00 0.00 0.00 4.03 0.00 0.00 0.00 1,448_17 1448_27 7.24
Market Hawing	Graz. 01.	7 81.67	100.00>	4	6 4,50	0 2,205,000	44		LAND	Land		fenit er m2		445,972			Ne duspr Ne duspr under 50		6 463 0 131	2,772		CO2 Plur	t/m2	3.00%	42.06
Affordable Overall										Stamp Duty Earomontrate.			11,794				No dusprover 50		0 131 Tutel			Acc li Adpt	× t/m2	0.00%	0.00
Affordable Rent	81.7	81.67	0.00>		0 2,47	5 0		d		Logals /Acquirition		1,50%	6,600	10,402					1844	2,112		Water	t/m2		0.00
Secial Ront	81.	81.67	0.00>	5	0 2,25	0 0		2	Faar								Stamp duty cale	- Residuel		445 872		Over Extre 1	t/m2	0.00%	0.00
Shered Ounership First Hames	81.				0 5,10			a	,	Planning			2,772				Landpayment		Tutel			Over Extra 2	Z.	0.002	0.00
Grant and Subridy	Afferdable Ren								1	Professional		8,000	84,519	87,291			Stamp duty cale	- Beetleed				Small Site	£/m2	0.00 0.00%	0.00
Grant and Dulpiny	Sacial Rea	t							CONSTRUCTION								Landpayment	- naziatai		220,000		1	^		1,448.17
	Shered Ounership					0 0				Build Cart #106 / CIL / IT		1,600							Total	1,400		Site Cartr	Bare BNG	10.00% 0.50%	144.82
SITE AREA - Not SITE AREA - Grazz	0.13	) ha	45	s ,	the .	2,205,000	49			Contingency		5.00x	39,204										5110	4.24%	1,600.23
	0.16	î ha	36	,	'ha				1	Abnormelr	ž	5.00%	39,206 39,206 3,600	1,056,403			Pre CIL 2106	2,00	0 Ef Unit (all) Tatal	12,000					
Salar por Quartor									l					4,											
Unit Build Time		Quarterr							FINANCE	Foor		800	. 0				Part CIL / 106 CIL	16,50	0	91,361					
		MI -1 - 65 -	D L. MET	D. I. CDOCC		RUH Residual MA	CRO ctrl+r			Interest Logal and Valuation		7.50%							Tutel	190,361					
Residual Land Value Existing Use Value		445,172	3,344,936	Perka GROSS 2.675.22 1,100,0 220,0	9		Claring beloner			Logal and Valuation				,			Inf Tariff	×GDV							
Existing Use Value Uplift	200	183,333		1,100,0	100	RUH CIL MACRO	ctrl+l Claring belonce		SALES									0.00	×.						
Plur/ha									SHEES	Agentr	×	3.60	66,150												
Deach	mark Land Yalve	220.000		1.329.99	10	Check an pharing due	y nav		1	Logale	* trunit	0.5%	11,025												
			t/m2							Mire.	Z.	0.00		77,175	1,6#5,302										
Additional Profit		348.207	711						Davalaparz Pra	fix															
									1	Market Haurina	× Value	17.50%			3#5,#75										
										Affordable Howing	× Value	17.50× 17.50×			- :										
RESIDUAL CASH FLO	W FOR INTEREST											11.00													
INCOME		Tear 1 Q1	Q2	<b>Q</b> 3	Q4	Year 2 Q1	Q2	63	64	Tear 3 Q1	Q2	<b>Q</b> 3	Q4	Tear 4 Q1	Q2	<b>Q</b> 3	04	Teer 5 Q1	Q2	<b>Q</b> 3	64	Tear 6 Q1	Q2	<b>Q</b> 3	Q4
UNITS Started				2	2	2		735,000	725.000	735.000	,	, ,					,		, ,		_		, ,		
Market Hauring Affordable Rent					, ;		,	735,000	735,000	735,000		, ;		:	. ;	:	, ;		-				, ;	, ;	, ;
Special Ront Shared Ouncerhip						:				: :	:							:				:			
First Hames							-			1				,										,	
Grant and Subridy INCOME								735,000	735,000	735,000															
EXPENDITURE		·	-				-	139,000	135,000	139,000			_	_	•		•		-		•			-	
Stemp Duty Euromontrotc.		11,794								1															
Legal Acquirition		6,688 2,772																							
Planning Fee Prafessional		42.259		42,259																					
Build Cart - BCIS Bare		44,407		42,259 87,124 11,000 4,356 4,756	174,247	261,371 33,000	174,247	87,124						0											
r106/CIL/Tariff Centingoncy			91,361	4,356	22,000	13,069	8,752	11,000 4,356 4,756	, ;		, ;	, ;	, ;	·	. ;	,	,		,				,	,	, ,
Abnormate			•	4,756	9,512	14,269	9,512	4,756								•									
Financo Foor Logal and Valuation Agents		8																							
Aquate Logale		2 2				2 2		22,050	22,050	22,050 3,675	: :				0			2							
Mirc.		L .			214 472		_	244.10			, ,							_ ,					·		
COSTS BEFORE LAND	INT AND PROFIT	63,513	91,361	149,495	214,472	321,70#	214,472	132,961	25,725	25,725	•	•	•	•	•	•	•	•	•	• 1	•	•	•	•	
Far Residual Valuatio	Lon	445,872	9,551				_				L					_	. 0					t e	L.		
Davelapers Return	Interes	1	9,551	11,443	14,461	18,753	25,137	29,629	18,897	5,952			۰	0	0			۰				0			
Merket Heuring																									385,875
Affordable for Rent First Homes																									, ;
	Carh Flas Opening Balanc	-509,385	-100,911	-160,938	-228,932	-340,461	-239,600	572,410	690,378	703,323			0		۰							0			-385,875
	Clarina Balanc	-509,385	-610,296	-771.234	-1.000.167	-1.340.627	-1,580,236	-1,007,026	-217.440	385,875	305,075	205,075	385,875	385,875	305,075	385,875	385,875	385,875	385,875	385,875	385,875	385,875	385,875	385,875	_ 0
CASH FLOW FOR CIL &	ADDITIONAL PRO	FIT								1															
		Teer 1				Teer 2				Year 3				Tear 4				Teer 5				Teer 6			
INCOME	Ar Abarr	•	•		•	•	•	735,000	735,000	735,000	•	•	• •		-	•	•				•	•	•		$\overline{}$
EXPENDITURE		220,000						-	-																
Lond Stomp Duty		1,400																							
Earementretc. Legalr Acquirition																									
PlenningFee		3,300 2,772 42,259								٠.					٠			٠ .				٠ .			
Preferrienal Build Cart - BCIS Bare		42,259		42,259 87,124	174,247	261,371	174,247	87,124	-					0						1 1					, ,
POTENTIAL CIL		L .			348,207					L							<u> </u>	L i				L i			
Part CIL x 106 Cantingoncy				11,000	22,000 0,712 9,512	33,000 13,069 14,269	22,000 8,712 9,512	11,000 4,354 4,756	,			, ,	,	0			. 0			, ,			, ,		-
Omntingency Abnormali		t :	,	4,356 4,756	9,512	14,269	9,512	4,756	1	1	, ,	, ,	, i	i	i	i		i	,	, ,	•	r :	,	, o	
Financo Foor Logal and Valuation						1																1			
Agentr						:		22,050 3,675	22,050	22,050 3,675		. 0	: :		0			:		1 1				0	, ,
Legalr Mirc.						<b>*</b> :			3,675		- 1	, ,	- :			- :	, ,		- 1			· :		- :	- :
Mirc. COSTS BEFORE LAND	INT AND PROFIT	269,731	•	149,495	562,678	321,701	214,472	132,961	25,725	25,725	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
For CIL calculation		<b>-</b>				t				+		_						1				1			
	Interes		5,057	5,152	8,052	18,753	25,137	29,629	18,897	5,952			,					۰							
Developers Return Market Howing																								,	305,075
Affordable for Reat																									, ,
First Homes	Carl Fles	-269,731	-5,057	-154,647	-570,730	-340,461	-239,600	572,410	690,378	703,323															-305,075
	Opening Balance	-259 221	-274 700	-429.42°	-1.000 1/2	-1.240.627	-1 E00 22'	-1.007.92/	-247.440	205 075	305 075	215 075	395 975	205 075	205.075	205.075	205 075	205 075	205 075	205 075	205 075	215 127	205 025	205.075	

IHCOME		Braus Plat				+	_		_																
	Av Sixe	m2	×	Humber	Price f/m2	. GD1	7 6	IA	DETELOPMENT	COSTS							Plenning foo cal	le				Build Cart			1,700 1,700 11
				- 1	£/=2	2 +		-2	LAND			fesit er m2	Tatel				Planning app fee No dwgr	duq	rato			CO2 Plur		3.00%	- 10
ket Hawring	Grazz 120.0	120.00	100,00%	- 1	4,50	00 505,00	00	120	Land	Land		Park at m2	18441	09,526			No dusy under 50		462	462			t/m2		
										Stamp Duty							Na dugraver 50		138	0		Accil Adpt	×	0.00%	
ordable Overall ordable Rent	130.0	130.00	000 0.000	- :	2,47	75		4		Earomentrota. Logalr/Acquiritis		1.50%	1,343	1,343					Tatel	462		Water	t/m2 t/m2		
ciel Ront	130.0	130,00	0.00%		2,29	A		4		( (							Stemp duty cele	- Bariduel				Over Extra 1		0.00%	•
ered Ounership st Hames	130.0 130.0	130.00	0.00%	- :	3,19			1	Feer	Planning			442				Landpayment		Tatal	89,526		Over Extra 2	t/m2	0.00%	,
		130.00	0.002			1		1		Professional		8,00%	25,004	25,546					1841				t/m2	0.00	
rant and Subridy	Afferdable Rent																Stemp duty calc	- Raziduel				Small Site	×	0.00%	
	Sacial Rent Shared Ownership					1	1	-	CONSTRUCTIO	Build Cart		1,879	244 280				Landpayment		Yetel	44,000		Site Cartr	Bare	10.00%	1,700
										≥106 / CIL / IT			40,739										BNG	0.50%	
ITE AREA - Not ITE AREA - Grave	0.033 0.032	ha L	30	fh.e		585,000	• 1	30	-	Contingency		5.00× 5.00×	244,210 40,739 12,214 12,214				Pre-OILe106	2.000	4/Unit (all)						1,279
	0.022		- "	764						HUNDIMAN	î	P.000.	4,100	313,546			F F CHL 2 INC	2,000	Total	2,000					
alerpor Quarter		Quarterr																							
Init Build Time	3	Quarters							FIMANCE	Foor		9×					Part CIL x 106 OIL	16,500	f/Unit(all)	16,500 24,239					
						RUH Residual H	1ACRO ctrl+r			Interest		7.50×					***		Tatal	40,739					
		Whele Site \$9,526	PerhaNET 2,685,767	PerhaGROSS 2,685,767			Olaring halance	v- 0		Logal and Valuation				0			Inf Tariff	× GDV							
Seridual Land Value xirting Uro Value	•	36,667	2.835.767	1,100,000		RUH CIL HACRO	O etri+i										Int lantt	2.GDV 0.00>							
plift	20%	36,667 7,333		1,100,000 220,000			Claring bolone	y - 0	SALES																
Plwii	be 0 chmark Land Value	44,000		1,320,000		Check ampharing du		_	-	Agentr	×	3.0× 0.5×	17,550 2,925												
DAR	CAMARK LAKA TANA	11.000		1324.444		Control and American	errect			rodan	t/unit	0.52	2,729												
		74.013	t/m2			_				Mira.	×	0.0%		20,475	450,435										
Additional Profit		74.013	5691						Davelapers Pro	ifit															
									1	MarketHauring	×Value	17.50± 17.50±			102,375										
										Affordable Howin	q XValue	17.50× 17.50×			•										
RESIDUAL CASH FL	LOW FOR INTEREST										7. Y4192	17.592			•										
		Teer 1 Q1	02	63	94	Teer 2	02	63	04	Teer 3	92	63	04	Tear 4	Q2	63	04	Teer 5	02	93	04	Tear 6	02	03	
HCOME INITS Started		e1	ez	e3 1	64	- 61	ez	63	24		ez	63	24	e1	QZ	63	- 24	- 91	QZ	Q3	04	21	QZ	63	04
INITS Started larket Hawring iffardable Rent					0			585,000			. 0		0	0 '	0			۰		0 '	0	0			
fferdable Rent												. 0		:	0					0					
sciel Ront vared Ownership				,		1	,	,			,	, ,	, ,		,	, ,		, i	,	, ,	, ,	, i	, ,		
irzt Hamez						t :			. 0		. 0				0							0	. 0		
irent and Subridy						-		515,000			0	•	•		•	•	•		•		•	•			
XPEMDITURE	•	-	•	•		_ <del>-</del>		515,400		· ·		-		•	•	•		· •	-	•	•	•	-	-	
tomp Duty																									
grementrets.		0 1,343 462				_																			
e galr Acquirition Tanning Fee		462				1																			
referrienal				12,542						_							_	_	_				_	_	
Build Cart - BCIS Bare 106/CIL/Tariff			24,239	12,542 81,427 5,500 4,071 5,438	81,427	81,427 5,500												:							
entingency				4,071	4,071	4,071	, ,	, ,	, ,		, ,	, ,	, ,		· ·	,	r 0		, ,	, ,	,	, ,	, ,	r 0	
bnormale				5,438	5,438	5,438	0	0			0			0	0			0				0	. 0	0	
inanco Foor egal and Valuatian						+				1															
rgentr.								17,550							0										
.equir								2,925			0		0		0			0		0	0	0			
ire. SOSTS REFORE LAM	ND INT AND PROFIT	14,347	24,239	100,970	96,436	96,436		20,475																	
		14,341	24,237	100,910	74,434	74,434								•	•				_	•	•			_ •	
ur Beziduel Valuet		<b>\$9,526</b>	1,948	2,439	4500	6,421	8,349	\$,506					,												
Davelupers Return	Interest		1,748	2,439	4,528	6,421	8,549	¥,506							,		,	,		U .	,				
Market Hawin	inq					1																			102,375
Affardable far Res	tac									1															
First Home		-103,872	-26,186	-111,416	-100,964	-102,057	-0,249	556,019	0																-102,375
	Opening Balance								102 375	102 375				502 375				102 375				102 375			
	Clarina Balanca	-103,872	-130.058	-241,475	-342,438	-445.295	-453,644	102.375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	
ASH FLOW FOR CI	IL ADDITIONAL PROF	IT																							
		Teer 1				Tear 2				Teer 3				Tear 4				Tear 5				Tear 6			
HCOME INCOME	Ar Abave				•	•	•	5#5,000	•		<del>,</del> .	• •	•				•				•			•	
ZPENDITURE		•	-	•	•			303,300							•			_ ·		-					
an-d		44,000				_																			
tamp Duty promontrots.		- :				1				1															
ook Acquirities		660				1	L	L	_	L	L	_				_	L	L	_		_		_	_	L
		660 462 12,542		0.50														:							
annon 47 66		16,546		12,542 81,427	81,427	81,427	1	, ,		1 :	, ,	, ,	, ;	· ; -	·	, ;				, ,		. ;	·	, ;	, ;
uild Cart - BCIS Baro					74,013					L															
iild Cart - BCIS Bare TENTIAL CIL				5,500 4,071	\$1,427 74,013 5,500 4,071 5,438	5,500 4,071	,	, ,	, 0		, ,	, 0	0		0		, 0	,	, 0	,		•	, ,	, ,	, ,
ilid Cart - BCIS Baro PTENTIAL CIL pt CIL / 106				5,438	5,438	5,431		0		ř	0	ř	· i	i	ě	ř	ř	ř	ř	, i	· i	ř	ř	ř	r .
uild Cart - BCIS Baro DTENTIAL CIL art CIL + 104 antingon cy coarmalr																									
nild Cart - BCIS Baro OTENTIAL CIL un CIL 106 Intingon cy narmatr						1				L .															
rild Cart - BCIS Baro DTENTIAL CIL urt CIL 2106 Instingency normals nonco Foor gal and Valuation units								17,550																	
lenning For vild Cart - BCIS Baro OTENTIAL CIL art CIL 106 enting no cy boarmatr nence For opal and Valvetian gentr		•					1	17,550 2,925		:		2 3	·	1 1				Ł i			:	0		0 0	
illd Cart - BCIS Bare PTENTIAL CIL wrt CIL x106 intingency -narmaly -narce Feer gel and Valuation pentr		0 0 0							0						0						0	0	0	0	
Id Cart - BCIS Baro EENTIAL CIL 4 CIL - 106 stingency sernals ence Feer gal and Valuation sats	ND INT AND PROFIT	57,664		100,970	170,449	16,436		17,550 2,925 0 20,475				•			0						0	0			
illd Cart - BCIS Baro TITIAL CIL  PET CIL - 106 Intingon cy normaly sent ce Foor gel and Valuation poster color co		6 6 7 6 57,664						20,475			0		•		•		•		•		•			0	0
mid Cart - BOIS Buro DIENTIAL CIL ur Oil., 106 miningancy nammaly nence Foor gel and Valuation posts gels OSTS BEFORE LAN ur CIL celculation	Interest	0 0 0 0 0 0 57,664	1,001	_			8,349			•	•	•	0		0		0	0	•	•	0	•	0 0 0	0 0	0 0
TIGNIAL OIL TENTIAL OIL TENTIAL OIL TENTIAL OIL TENTIAL OIL TENTIAL TE	Interest	0 0 0 0 0 57,664	1,001				0 0 0 *,349	20,475	0		0	•	0		0				•	•	0 0 0	0	0 0	0 0 0	
ild Cart - BOIS Bare TENTIAL OIL pt Oil L. 106 nating anny natural ence Fear gait and Valuation ente soft SOFTS BEFORE LAN er CIL celculation Market Houris Affardshie for Res	Interest ing	0 0 0 0 0 57,664	1,001				0 0 0 ********************************	20,475	0		0	0	0 0	0	•		0	•	0	•	0	0	0 0 0	0 0 0	0 0 0
Id Cart - BOIS Bare TENTIAL CIL  1 CIL x 104  titing an cy  sermaty  serce Feer  gall and Valuation  setr  cit  5 TS BEFORE LAH  r CIL calculation  Market Hourin	Interest ing out		Q.V.	1,101	3,165	6,421	7,547	20,475 0,506	0	0	0	•	0	0	0		0	0		•	0 0 0	0 0 0	0 0	0	102,375
wild Cart - BOLS Baro OTENTIAL CIL  art Cil. 106 sentingency bearmely nested foer geld and Valuation genty occur  OSTS BEFORE LAN  art Cil. calculation for the calculation Afferdable for Nore Afferdable for Nore	Interest ing		1,001				0 0 0 1,349	20,475	0	0	0	•	0	0	0	0	0	0	0	•	0 0	0 0 0	0 0 0	0	

Appendix 7: Residential appraisals – Older person's accommodation

Shel	tered					Extra	acare				
	I FFORD I DIE B			Greenfield	Brownfield					Greenfield	Brownfield
	AFFORDABLE &	CIL	£/m2	352 186.45	352 186.45		AFFORDABLE &	CIL	£/m2	352 186.45	352 186.45
		CIL	TIME	100.43	100.43			CIL	£/m2	100.45	100.43
Units	1 bed	50	m2	30	30	Units	1 bed	65	m2	36	36
	2 bed	75	m2	30	30		2 bed	80	m2	24	24
	Saleable Area			3750	3750		Saleable Area			4260	4260
	Mon-saleable		20%		750		Non-saleable		30%		1278
	GIA			4500	4500		GIA			5538	5538
	€/m2	Market €/m2		6,300	6,300		€/m2	Market €/m2		6,750	6,750
		Market m2		2,438	2,438			Market m2		2,769	2,769
		Market €		15,356,250	15,356,250			Market €		18,690,750	18,690,750
		Affordable £/m2		3,150	3,150			Affordable €/m2		3,375	3,375
		Affordable m2		1,313	1,313			Affordable m2		1,491	1,491
		Affordable €	£3,850	4,134,375	4,134,375 231,000	-		Affordable €	** **	5,032,125	5,032,125
	Capital Value	Ground Rent	£3,000	231,000 19,721,625	19,721,625		Capital Value	Ground Rent	£3,850	231,000 23,953,875	231,000 23,953,875
							ospikai raise			Lujusujuis	20,030,013
Costs	Land Used	ha		0.50	0.50	Costs	Land Used	ha		0.50	0.50
		€/ha		25,000	1,100,000			€/ha		25,000	1,100,000
		Uplift €/ha		500,000	0			Uplift €/ha		500,000	0
		20.00% Site Cost		5,000 265,000	220,000 660,000			20.00% Site Cost		5,000	220,000 660,000
		aite Cost		205,000	000,000			Site Cost		265,000	660,000
	Costs on Viability Th	Stamp Duty	4.00%	10,600	26,400		Costs on Viability Th	Stamp Dutu	4.00%	10,600	26,400
	,	Costs	1.50%		9,900		,	Costs	1.50%		9,900
	Strategic Promotion			25,000	25,000		Strategic Promotion			25,000	25,000
	Planning (policies)			260,000	260,000		Planning (policies)			320,000	320,000
	r raining (policies)			200,000	200,000		rianning (policies)			020,000	020,000
	Construction	/m2		1,612	1,612		Construction	/m2		1,622	1,622
		£		7,254,000	7,254,000			£		8,982,636	8,982,636
	Infrastructure	15.00%		1,088,100	1,088,100		Infrastructure	15.00%		1,347,395	1,347,395
	Abnormals	0% & 5%		0	362,700	-	Abnormals	0% & 5%		0	449,132
	Fees	8.00%		667,368	696,384		Fees S106	8.00% 120,000		826,403	862,333
	\$106 CIL	120,000		100,000 454,472	100,000 454,472		CIL	120,000		100,000 516,280	100,000 516,280
	Contingency		2.5% & 5%		435,240		Contingency		2.5% & 5%		538,958
							• •				
	Finance Costs			70,000	70,000		Finance Costs			90,000	90,000
	Sales		3,50%		690,257		Sales		3,50%		838,386
	Misc. Financial			10,000	10,000		Misc. Financial			10,000	10,000
	Sebtotal			******	11,482,453		Sebtotal			13,328,925	14,116,420
	Interest		7.50%	406,587	430,592		Interest		7.50%	499,835	529,366
	Profit % GDC		17.50%		2,009,429		Profit % GDC		17.50%		2,470,374
	COSTS			13,146,318	14,582,474	-	COSTS			16,161,322	17,116,159
	CUSIS			13,140,310	14,302,414		COSTS			10,101,322	11,110,130
Resid	eal Land Worth		Site	6,575,307	5,139,151	Resid	eal Land Worth		Site	7,792,553	6,837,716
	Existing Use Value		€/ha	25,000	1,100,000		Existing Use Value		€/ha	25,000	1,100,000
	Viability Threshold		€/ha	530,000	1,320,000		Viability Threshold		€/ha	530,000	1,320,000
	Residual Value		£/ha	13,150,614	10,278,302		Residual Value		€/ha	15,585,106	13,675,43
	Additional Profit			6,310,307	4,479,151		Additional Profit			7,527,553	6,177,716
	£/m2			2,589	1,838		€/m2			2,719	2,231

## Appendix 8: Non-residential appraisals

Resul	lts		Greenfield								Brownfield							
			Offices -	Office -	Industrial	Logistics	Retail - prime	Other Retail	Supermarket	Retail	Offices -	Office -	Industrial	Logistics	Retail - prime	Other Retail	Supermarket	
			business park	central						Warehouse	business park	central						Warehous
	CIL	. £∤m2	0	0	0	180.25	129.77	129.77	223.74	129.77	0	0	0		129.77	129.77	223.74	129.7
Income			2,000	2,000	4,000	4,000	150	150	4,000	4,000	2,000	2,000	4,000		150	150	4,000	4,00
	£/m2		4,308	4,826	2,476	4,512	4,518	3,338	5,316	3,628	4,308	4,826	2,476			3,338	5,316	3,62
	Capital Value	4.50	7,754,400	9,169,400	9,904,000		677,700		21,264,000	14,512,000	7,754,400	9,169,400	9,904,000		677,700		21,264,000	
	Buyers Costs	4.50%	348,948	412,623	445,680	812,160	30,497	22,532	956,880	653,040	348,948	412,623	445,680	812,160	30,497	22,532	956,880	653,04
	Capital Value		7,405,452	8,756,777	9,458,320	17,235,840	647,204	478,169	20,307,120	13,858,960	7,405,452	8,756,777	9,458,320	17,235,840	647,204	478,169	20,307,120	
C	1 411 4		25%	70*/	100	OFer	00*4	00*/	2004	0 50%	OFer	70*/	40**	OF.	80%	80%	20*4	505
Losts	Land Used	Coverage		70%	40%	35%	80%	80%	30%		25%	70%	40%				30%	
		ha	0.267	0.071	1.000	1.143	0.019	0.019	1.333	0.800	0.800	0.286 1,100,000	1.000		0.019 1,100,000	0.019	1.333	0.80
		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000		1,100,000	1,100,000	1,100,00
		Uplift £/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	0		_			_	-	000.00
		20.00%	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	0	0		220,000	220,000	220,000	220,000	220,00
		Site Cost	141,333	37,857	530,000	605,714	9,938	9,938	706,667	424,000 0	880,000	314,286	1,100,000	1,508,571	24,750	24,750	1,760,000	1,056,000
	Stamp Duty (on VT)	4.00%	5,653	1,514	21,200	24,229	398	398	28,267	16,960	35,200	12,571	44,000	60,343	990	990	70,400	42,24
				40.00														
	Acquisition	1.50%	2,120	568	7,950	9,086	149	149	10,600	6,360 0	13,200	4,714	16,500	22,629	371	371	26,400	15,840
	Strategic Promotion		0	0	0	Λ	0	Ο	Ο	0	0	0	0	0	0	Ο	0	
		1	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000		10,000	10,000	10,000	
	Pre Planning		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	C	/m2	1075	2,089	992	845	1,468	1,468	1,758	916	1,975	2,089	992	845	1,468	1,468	1,758	916
	Construction	rm2	1,975															
	la de la companya de la companya de la companya de la companya de la companya de la companya de la companya de	45.00m	3,950,000	4,178,000	3,968,000	3,380,000	220,200	220,200	7,032,000	3,664,000	3,950,000	4,178,000	3,968,000	3,380,000	220,200	220,200	7,032,000	3,664,000
	Infrastructure	15.00%	592,500 0	626,700	595,200	507,000	33,030	33,030	1,054,800	549,600	592,500	626,700	595,200		33,030	33,030	1,054,800	549,600
	Abnormals	5.00%		0	0	0	0	0			197,500	208,900	198,400			11,010	351,600	183,200
	Fees S106	8.00%	363,400 0	384,376 0	365,056 0	310,960 0	20,258	20,258 0	646,944 0	337,088 0	379,200 0	401,088 0	380,928 0			21,139	675,072 0	351,744
	CIL		-	0	0	-	-			_	0	0	0		_			519,080
		0.5440.544	113,563			721,000	19,466	19,466	894,960	519,080				721,000	19,466	19,466	894,960	
	Contingency	2.5% & 5%	113,563	120,118	114,080	97,175	6,331	6,331	202,170	105,340 0	237,000	250,680	238,080	202,800	13,212	13,212	421,920	219,840
	Finance Costs		300,000	300,000	100,000	200.000	25,000	25,000	300,000	300,000	300,000	300,000	100,000	200,000	25,000	25,000	300,000	300,000
	Sales	2.50%	96,930	114,618	123,800	225,600	8,471	6,259	265,800	181,400	96,930	114,618	123,800		8,471	6,259	265,800	181,400
	Misc. Financial	2.50%	10,000	10,000	10,000	10,000	25,000	25,000	10,000	25,000	10,000	10,000	10,000		25,000	25,000	10,000	25,000
	IVIISU. FIITATIUTAL		10,000	10,000	10,000	10,000	25,000	25,000	10,000	25,000	10,000	10,000	10,000	10,000	25,000	20,000	10,000	25,000
	Subtotal		5,444,166	5.745.893	5,315,286	5.495.049	368,302	366,090	10.455.541	5.714.828	5.821,530	6,117,271	5,684,908	5.832.851	387,889	385,677	11,112,952	6,061,944
	Jubtotai		3,111,100	0,110,000	3,513,200	0,100,010	300,302	300,030	10,100,011	0,117,020	0,021,000	0,111,211	3,001,300	0,002,001	301,003	303,011	11,112,002	0,001,011
	Interest	7.00%	204,156	215,471	199,323	206,064	13,811	13,728	392,083	214,306	218,307	229,398	213,184	218,732	14,546	14,463	416,736	227,323
	Profit % GDC	20.00%	847,248	894,205	827,191	855,167	57,317	56,973	1,627,144	889,370	905,976	952,000	884,714	907,738	60,365	60,021	1,729,453	943,39
	i ioik /i GDO	20.007	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.005
	COSTS		6,495,570	6,855,569	6,341,801	6,556,281	439,431	436,791		6,818,504	6,945,813	7,298,669	6,782,806	6,959,321	462,800	460,161	13,259,141	7,232,657
	00010		0,100,010	0,000,000	0,011,001	0,000,201	100,101	100,101	12,111,101	0,010,001	0,010,010	1,200,000	0,102,000	0,000,021	102,000	100,101	10,200,111	1,202,001
Residu	ial Land Worth	Site	909.882	1.901,208	3,116,519	10,679,559	207,773	41,377	7.832.353	7.040.456	459,639	1,458,108	2.675.514	10.276.519	184,403	18.008	7.047.979	6,626,303
									,,	0								
	Existing Use Value	£łha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
	Viability Threshold	£łha	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	1,100,000	1,100,000	1,100,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000
	Residual Value	£łha	3,412,056	26,616,915	3,116,519	9,344,614	11,081,207	2,206,795	5,874,265	8,800,570	574,549	5,103,377	2,675,514	8,991,954	9,834,837	960,426	5,285,984	8,282,87
			.,,		-1		.,,,		.,,	-11	,	-1		.,,	.,,		-,,	-11
	Additional Profit		768,548	1,863,351	2,586,519	10,073,845	197,835	31,440	7,125,686	6,616,456	-420,361	1,143,822	1,575,514	8,767,948	159,653	-6,742	5,287,979	-571,71
			384	932	647	2,518	1,319	210	1,781	1,654	-210	572	394	2,192		-45	1,322	-326

## **APPENDIX 3**

**SHELAA 2022-2023 Site Performance Summaries** 

SHELAA Reference: (	CFS5		RAG Rating:	Red	3	0 May 2023
Site Address:	Land Sc	outh of	1 Oak Cottages, Chal	k Street, Rettendon Comr	non, Chelm	sford, Essex, CM3 8DD
Parish:	Rettend	don		Total Score:	97	
Developable Site Area	0.01			Reason for		
(ha):				discounted areas:		
Potential Yield:	0			Typology:	19	
Proposed Use:	Resider	ntial		Comments on the size of site:		
Suitability Criteria:				Suitability Ra	ating:	Red
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation	•
Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre		own Centre	or any designated
Proximity to the Workplace		5	Site is within 2km wall	king distance of an employm	ent allocatio	n
Public Transport		0	Site is in excess of 400	m walking distance from all s	services	
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site	
Strategic Road Access		N/A				
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets	
Archaeological Assets		5	Site is not thought to o	contain any assets of archaed	ological inter	est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA		
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	ot expected to be required		
Neighbouring Constraints		5	Site has no neighbouri	ing constraints		
Proximity to Key Services		0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City
Community Facilities		5	-	ot result in the loss of nor pu ool/healthcare facility/place		
Comments on Suitability		Outside	e of DSB. Access is via a	driveway off of Chalk Street.		
Availability Criteria:				Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling owner/public sector		
Land Condition		4	Established single use			
Legal Constraints		5	Site does not face any	known legal issues		
Planning Permission or Allocation		N/A	,			
Comments on Availability		Site cu	rrently in use for other p	ourpose.		
Achievability Criteria:				Achievability	Rating:	Green
Viability		5	Development is likely			
1						
Timescale for Deliverability		5	Up to 5 years			

Site Address:   Land North of Peaches House, Southlands Chase, Sandon, Chelmsford, Essex Parish:   Danbury   Total Score:   104	SHELAA Reference:	CFS6	_	RAG Rating:	Amber	3	0 May 2023	
Developable Site Area (ha):	Site Address:	Land N	lorth of	Peaches House, Sout	hlands Chase, Sandon, Ch	elmsford, E	ssex	
According   Comments on the size   Comments	Parish:	Danbu	ıry		Total Score:	104		
Potential Yield:  Proposed Use:  Residential  Suitability Rating:  Amber  Recommity to Employment Areas  Site is outside of any existing/proposed employment allocation  Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  O Site is in excess of 2km walking distance of an employment allocation  Public Transport  Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  Shrategic Road Access  N/A  Designated Heritage Assets  N/A  Non-Designated Heritage Assets  Site does not contain any designated heritage assets  Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Minerals & Waste Constraints  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  Site is in excess of Som from a designated AQMA  Ground Condition Constraints  Site is in excess of Som from a designated AQMA  Fo	Developable Site Area	0.07			Reason for			
Proposed Use:    Residential	(ha):				discounted areas:			
Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Rating:  Amber  Proximity to Employment Areas  5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  0 Site is in excess of 2km walking distance of an employment allocation  Public Transport  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any one-designated heritage assets  Non-Designated Heritage Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than sho and a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  1 Site is predominantly Greenfield and primarily within the land classification/s: Grade: Grade 2 or Grade 3  Protected Natural Features  1 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is nexcess of Som from a designated AQMA  1 Ground Condition Constraints  5 Site is nexcess of Som malking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an	Potential Yield:	2			Typology:	19		
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Reside	ential		Comments on the size			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation					of site:			
Impact on Retail Areas    Society	Suitability Criteria:			Suitability Rating: Amber				
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  O Site is in excess of 2km walking distance of an employment allocation  Public Transport  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals of Waste Consultation Area  Defined Open Space  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.	Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Public Transport 5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is nexcess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:	Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within	
Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.				•		own Centre	or any designated	
Public Transport  PROW and Cycling Connectivity  Site is within 400m walking distance to either a PROW or cycle network  Vehicle Access  N/A  Designated Access  N/A  Non-Designated Heritage Assets  Site does not contain any designated heritage assets  Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Site does not lew ithin a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Site has no neighbouring constraints  Site has no neighbouring constraints  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Solution of the services			_			I		
PROW and Cycling Connectivity  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.		!	_				cation	
Vehicle Access5A route exists enabling vehicle access into/adjacent to the siteStrategic Road AccessN/ADesignated Heritage Assets5Site does not contain any designated heritage assetsNon-Designated Heritage Assets5Site does not contain any non-designated heritage assetsArchaeological Assets5Site is not thought to contain any assets of archaeological interestMinerals & Waste Constraints5Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation AreaDefined Open Space5Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green SpaceGreen Belt & Green Wedge5Site does not lie within the Metropolitan Green Belt or Green WedgeLand Classification0Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3Protected Natural Features0Site partially or wholly comprises of one or more protected natural featuresFlood Risk Constraints5Site is wholly within Flood Zone 1Air Quality Management Areas5Site is in excess of 500m from a designated AQMAGround Condition Constraints5Site has no neighbouring constraintsProximity to Key Services0Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town CentreCommunity Facilities5Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facilityComm	•						and the state of	
Strategic Road Access		ivity					network	
Designated Heritage Assets  Non-Designated Heritage Assets  Site does not contain any designated heritage assets  Archaeological Assets  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Defined Open Space  Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  OSite is predominantly Greenfield and primarily within the land classification/s: Grade 3  Protected Natural Features  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating:  Green			_	A route exists enabling	g vehicle access into/adjacen	t to the site		
Non-Designated Heritage Assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 3  Protected Natural Features  0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.				ou to the	1			
Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  6 Site is predominantly Greenfield and primarily within the land classification/s: Grade of Grade 2 or Grade 3  Protected Natural Features  6 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  6 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.								
Minerals & Waste Constraints    Size								
Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  OSite is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  OSite partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Froximity to Key Services  OSite has no neighbouring constraints  Proximity to Key Services  OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating:  Green	•	_						
Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating: Green	Minerals & Waste Constraints 5			Minerals or Waste Cor	nsultation Area			
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 3  Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating: Green	Defined Open Space 5					ace, an exist	ing/proposed Country	
Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating:  Green	Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	Vedge	
Flood Risk Constraints  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating: Green	Land Classification		0					
Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating: Green	Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features				
Ground Condition Constraints   5   Ground treatment is not expected to be required	Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Neighbouring Constraints       5       Site has no neighbouring constraints         Proximity to Key Services       0       Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre         Community Facilities       5       Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility         Comments on Suitability       Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.         Availability Criteria:       Availability Rating:       Green	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating:  Green	<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	ot expected to be required			
Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating:  Green	Neighbouring Constraints		5	_				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating:  Green	Proximity to Key Services		0					
Comments on Suitability  Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.  Availability Criteria:  Availability Rating:  Green	Community Facilities		5	existing/proposed sch	•			
Availability Criteria: Availability Rating: Green	Comments on Suitability		Adiace		is stons. 3 trees protected ur	nder TPO/200	09/050.	
	,		riajace	The to Bob. III runge of be				
LIAND COMPENSION I 2 I DEID DA GEAGIONEL/MININE OMNEL/DODIC SECTOL	Land Ownership		5	Held by developer/wil	•	ating.	Green	
Land Condition 4 Established single use					<u> </u>			
Legal Constraints 5 Site does not face any known legal issues				0				
Planning Permission or N/A					-0. 2			
Allocation								
Comments on Availability Site currently in use for other purpose.								
Achievability Criteria: Achievability Rating: Green	Green							
Viability 5 Development is likely viable	•		5	Development is likely	viable		•	
Timescale for Deliverability 5 Up to 5 years			5	Up to 5 years				
Comments on Achievability								

Site Address: Parish: Developable Site Area	Land o			<u></u>		0 May 2023	
		<u>pposite</u>	Peach House, Southl	ands Chase, Sandon, Chel	msford, Ess	sex	
Davolanable Site Area	Sando	n		Total Score:	105		
Developable Site Area	2.96			Reason for			
(ha):				discounted areas:			
Potential Yield:	58			Typology:	3		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	nting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace		0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation	
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services		
PROW and Cycling Connecti	vity	5		lking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	y vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage As	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5		contain any assets of archaed			
Minerals & Waste Constrain	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie within	the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0		n walking distance of one or i Im Ferrers Town Centre	more service	s and the City	
Community Facilities		3	·	ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability				stops. The field has 2 access field Road. 2 trees protected			
Availability Criteria:				Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or Allocation		Permi	ssion 19/00941/FUL g	ranted.			
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Yellow	
Viability		5	Development is likely				
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability							

SHELAA Reference:	CFS9		RAG Rating:	Yellow	3	0 May 2023	
Site Address:	Land S	outh Ea	st of the Lion Inn, Ma	in Road, Boreham, Chelm	nsford, Esse	x	
Parish:	Boreha	am		Total Score:	109		
Developable Site Area	14.699	)		Reason for	Overhead power line (0.001ha)		
(ha):				discounted areas:			
Potential Yield:	252			Typology:	1		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Green	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within	
			· ·	e, South Woodham Ferrers 1	Town Centre	or any designated	
			Neighbourhood Centre				
Proximity to the Workplace	!	5		king distance of an employm		n	
Public Transport		5		alking distance of one or mor			
PROW and Cycling Connect	ivity	5		lking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	it to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5		any designated heritage asse			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 2			Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment				
Defined Open Space 5				n an area defined as Open Sp			
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification 0				Greenfield and primarily witl			
Lana classification		Ü	Grade 2 or Grade 3	,,			
Protected Natural Features		3		e of any protected natural fe			
			designated protected designated protected	natural feature or within 500 natural feature	Om of an inte	rnational/national	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		5	Site has no neighbouri	ing constraints			
Proximity to Key Services		5	Site is within 800m wa	alking distance of all services	and/or the C	ity Centre/South	
			Woodham Ferrers Tov				
Community Facilities		3		ut additional strain on but n			
				ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Δdiace	recreation facility	ıs stops. Potential vehicular a	access via The	Chase	
Availability Criteria:		Aujucc	in to bob. In range of be	Availability F		Yellow	
	I	2	Dromotor has an entire	on to purchase site or collaboration			
Land Ownership		3	'	•	nate with exi	stille owiler	
Land Condition		5	Vacant land & building				
Legal Constraints		3	Site may possibly face	iegai issues			
~	Planning Permission or N/A						
Allocation  Comments on Availability  No evidence of landowner/s support with submission. Site not within promoters ownership.							
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability		5	Development is likely			1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	. ,				
The state of the s							

SHELAA Reference:	CFS10	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Mount Ma	skall, Generals Lane, Bo	reham, Chelmsford, Essex	, CM3 3HW			
Parish:	Boreham		Total Score:	96			
Developable Site Area	0.77		Reason for				
(ha):			discounted areas:				
Potential Yield:	15		Typology:	5			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establi	shed shops ar	nd services within		
		Chelmsford City Cent	re, South Woodham Ferrers	Town Centre	or any designated		
		Neighbourhood Centi					
Proximity to the Workplace			lking distance of an employn		1		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connect			alking distance to either a PF		network		
Vehicle Access	5		g vehicle access into/adjace	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			nore designated heritage ass				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 0	1	ally within an identified Mine				
			ere safeguarded infrastructu	-			
Defined Open Space	5		uld not have ceased prior to t in an area defined as Open S				
Defined Open Space	5	Park or 'Other' Green	•	pace, an exist	ing/proposed country		
Green Belt & Green Wedge	5		in the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	0		Greenfield and primarily wit				
		Grade 2 or Grade 3	, ,		. ,		
<b>Protected Natural Features</b>	5	Site is in excess of 100	Om of any locally designated	protected na	tural features and in		
			y international/national desi	gnated proted	ted natural features		
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar			Om from a designated AQMA				
Ground Condition Constrain			expected to be required on p	oart of the site	2		
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0		m walking distance of one or	more service	s and the City		
Community Facilities	5		am Ferrers Town Centre not result in the loss of nor p	ut additional	strain on an		
Community Facilities	٥		nool/healthcare facility/place				
		recreation facility	roon, realistical o racinety, prace	. o	porto, reiou. e, o.		
Comments on Suitability	Out	side of DSB. Grade 2 listed	building within site. Mining	contaminatio	n in the adjacent field.		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	3	Promoter has an opti	on to purchase site or collab	orate with exi	sting owner		
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or	N/A	· .					
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>			Achievabilit	y Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference: CFS11			RAG Rating:	Amber	30	0 May 2023	
Site Address:	Barn at L	ittle L	ongs Chatham Green	, Little Waltham, Chelmsf	ord, Essex		
	Little Wa			Total Score:	120		
Developable Site Area	0.04			Reason for			
(ha):				discounted areas:			
Potential Yield:	1			Typology:	22		
Proposed Use:	Residenti	ial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment Areas 5			Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas	5	i	Development does no	t result in the loss of establis	hed shops ar	nd services within	
			· · · · · · · · · · · · · · · · · · ·	e, South Woodham Ferrers T	own Centre	or any designated	
	_		Neighbourhood Centro		. 11		
Proximity to the Workplace	5			king distance of an employm		1	
Public Transport	5			Ilking distance of one or mor			
PROW and Cycling Connective				Ilking distance to either a PR	-	network	
Vehicle Access	5		A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		I/A					
Designated Heritage Assets	5			any designated heritage asse			
Non-Designated Heritage As				any non-designated heritage			
Archaeological Assets			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constraints 5			Minerals or Waste Cor	nsultation Area			
Defined Open Space	fined Open Space 5			n an area defined as Open Sp Space	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	Green Belt & Green Wedge 5			n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification	5		Site is predominantly I	Previously Developed Land			
Protected Natural Features	5		Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints	5	,	Site is wholly within Flood Zone 1				
Air Quality Management Are	as 5		Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constraint</b>	ts 5		Ground treatment is not expected to be required				
Neighbouring Constraints	5	1	Site has no neighbouri	ng constraints			
Proximity to Key Services	0	)		n walking distance of one or nam Ferrers Town Centre	ng distance of one or more services and the City rers Town Centre		
Community Facilities	5		Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or				
Comments on Suitability	A	diacer	recreation facility	s stops. Accessible via a righ	t of way.		
Availability Criteria:		.ujuve.		Availability F		Green	
Land Ownership	5	. [	Held by developer/wil	ling owner/public sector		0.00	
Land Condition	5		Vacant land & building				
Legal Constraints	5		Site does not face any				
Planning Permission or		I/A					
Allocation		,					
Comments on Availability							
Achievability Criteria: Achievability Rating: Green					Green		
Viability	5		Development is likely	viable			
Timescale for Deliverability	5		Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS12	RAG Rating:	Amber	30 May 2023				
Site Address:	Land North	East of Recreation Gro	und, Chatham Green, Little Waltham, Chelmsford, Essex					
Parish:	Little Walth	am	Total Score:	110				
Developable Site Area	0.6		Reason for					
(ha):			discounted areas:					
Potential Yield:	12		Typology:	5				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability R	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation				
Impact on Retail Areas	5		ot result in the loss of establi	•				
		•	re, South Woodham Ferrers	Town Centre	or any designated			
Duning the to the Mentine	· 5	Neighbourhood Centr	res Iking distance of an employn	aont allocation	n			
Proximity to the Workplace			alking distance of one or mo		II			
Public Transport	5 ivity 0		to either an existing PROW		nrk			
PROW and Cycling Connect Vehicle Access	5		g vehicle access into/adjace		21 K			
Strategic Road Access	N/A	A TOUTE EXISTS ELIGIBILIT	6 vernicie access into/aujace	in to the site				
Designated Heritage Assets		Site does not contain	any designated heritage ass	otc				
Non-Designated Heritage A								
Archaeological Assets	5		Site does not contain any non-designated heritage assets  Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Willierals & Waste Collstial	111.5	Minerals or Waste Co		aranig Arca. s	ite is not within a			
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green B	elt or Green V	Vedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	thin the land o	classification/s: Grade 1,			
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features						
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	reas 5	Site is in excess of 500m from a designated AQMA						
<b>Ground Condition Constrai</b>	nts 5	Ground treatment is not expected to be required						
Neighbouring Constraints	5	_	Site has no neighbouring constraints					
Proximity to Key Services	0	Centre/South Woodh	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre					
Community Facilities	5		not result in the loss of nor p nool/healthcare facility/place					
Comments on Suitability	Outs	ide of DSB. In range of bu	s stops. Gated road access.					
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector					
Land Condition	5	Vacant land & buildin	gs					
Legal Constraints	5	Site does not face any	known legal issues					
Planning Permission or	N/A	•						
Allocation								
Comments on Availability								
<b>Achievability Criteria:</b>			Achievabilit	y Rating:	Green			
Viability	5	Development is likely	viable	-				
Timescale for Deliverability	5	Up to 5 years						
Comments on Achievability								

Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Coupark or 'Other' Green Space  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national strain on designated protected natural feature or within 500m of an international/national strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Cutside of DSB. In range of bus stops.  Availability Rating:  Availability Rating:  Green  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:	SHELAA Reference:	CFS13		RAG Rating:	Gree	n	3(	0 May 2023	
Parish: Boreham	Site Address:	Land So	outh Ea	st of Tyrells Cottages	, Main R	oad, Boreham, Ch	elmsford, E	ssex	
Potential Yield: 120   Typology: 2	Parish:	Boreha	ım		Total S	core:	108		
Proposed Use: Residential Comments on the size of site:  Suitability Criteria: Suitability Criteria: Suitability Rating: Green Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Site is within Even value in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 400m walking distance of an employment allocation Public Transport 5 Site is within 400m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not le within an area defined and primare assets assets are asset of a National Acceptance of a National Acceptance of a National Acceptance of a National Acceptance of Site does not le within an area defined as Open Space, an existing/proposed Coupark or Other Green Space Site does not lie within an area defined as Open Space, an existing/proposed Coupark or Other Green Space Site does not comprise of any protected natural	Developable Site Area	6.975			Reason	n for	Electricity lines (0.025ha)		
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Green	(ha):				discou	nted areas:	, , , , ,		
Proximity to Employment Areas	Potential Yield:	120	120			gy:	2		
Suitability Criteria:  Proximity to Employment Areas  5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbouring Constraints  Proximity to the Workplace  5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity  5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Pehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  6 Site is wholly or any assets of archaeological interest  Minerals & Waste Constraints  7 Site is wholly or any assets of archaeological interest  Minerals & Green Wedge  9 Site does not contain any assets of archaeological interest  Minerals & Green Wedge  1 Site of the wholly or partially within an identified Minerals Safeguarding Area and require further assets and the service of the work of the within any assets of archaeological interest  Minerals & Green Wedge  1 Site does not lie within the Metropolitan Green Belt or Green Wedge  1 Site does not lie within the Metropolitan Green Belt or Green Wedge  1 Site does not comprise of any protected natural feature  1 Site is predomantly Green Green Green Wedge  1 Site is predomantly Green Green Green Wedge  1 Site is predomantly Green Green Green Wedge  2 Up to 25% of the site area is within flood Zone 3  3 Site does not comprise of any protected natural feature  1 Site is predomantly Green Green Green Wedge  2 Up to 25% of the site area is within flood Zone 3  3 Site is within Zone area is within flood Zone 3  3 Site is within Zone area is	Proposed Use:	Reside	Residential			ents on the size			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   Site is within 2km walking distance of an employment allocation   Public Transport   Site is within 2km walking distance of one or more services   PROW and Cycling Connectivity   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   N/A   Posting Road Access   N/A   Posting Road Access   N/A   Posting Road Access   N/A   Posting Road Access   N/A   Posting Road Access   N/A   Posting Road Access   Site does not contain any designated heritage assets   Site does not contain any one-designated heritage assets   Site does not contain any access of archaeological interest   Site is wholly or partially within an identified Minerals Safeguarding Area and req further assessment to be undertaken in the form of a Minerals Resource Assessment of the undertaken in the form of a Minerals Resource Assessment of Protected Natural Features   Site does not lie within an area defined as Open Space, an existing/proposed Coupark or 'Other' Green Space   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site do					of site:				
Impact on Retail Areas    Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   Proximity to the Workplace   S	Suitability Criteria:				Suitability Ra	ting:	Green		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  Proximity to the Workplace  S Site is within 2km walking distance of an employment allocation  PROW and Cycling Connectivity  S Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  S A route exists enabling distance to either a PROW or cycle network  Vehicle Access  N/A  Designated Heritage Assets  S Site does not contain any designated heritage assets  Archaeological Assets  S Site does not contain any non-designated heritage assets  Archaeological Assets  S Site is within 100m walking distance to either a PROW or cycle network  Webride Access  N/A  Designated Heritage Assets  S Site does not contain any designated heritage assets  Archaeological Assets  S Site does not contain any non-designated heritage assets  Archaeological Assets  S Site is witholly or partially within an identified Minerals Safeguarding Area and require further assessment to be undertaken in the form of a Minerals Resource Assessment or be undertaken in the form of a Minerals Resource Assessment or be undertaken in the form of a Minerals Resource Assessment or be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Mineral Resource Assessment to be on the within the Metropolitan Green Belt or Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  S Site does not comprise of any protected natural feature within soom of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation		
Neighbourhood Centres	Impact on Retail Areas		5	Development does no	t result in	the loss of establis	hed shops ar	d services within	
Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area and require further assessment to be undertaken in the form of a Minerals Resource Assessm Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Coupark or 'Other' Green Space Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Coupark or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site Site does not lie within the Metropolitan Green Belt or Green Wedge Site Site does not lie within the Metropolitan Green Belt or Green Wedge Site Site of the site area is within an identified and primarily within the land classification/s: Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natur				Chelmsford City Centr	e, South \	Woodham Ferrers T	own Centre	or any designated	
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not to within any non-designated heritage assets Archaeological Assets Minerals & Waste Constraints Site does not lie within a narea defined as Open Space, an existing/proposed Coupark or 'Other' Green Space Green Belt & Green Wedge Site does not lie within an area defined as Open Space, an existing/proposed Coupark or 'Other' Green Space Green Belt & Green Wedge Land Classification Oistle is predominantly Greenfield and primarily within the land classification's: Grade 2 or Grade 3  Protected Natural Features Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected nat									
PROW and Cycling Connectivity  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  2 Site is wholly or partially within an identified Minerals Safeguarding Area and reg further assessment to be undertaken in the form of a Minerals Resource Assesson  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Cou-Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  7 Site has no neighbouring constraints  8 Site is within 2 walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreatio	· · · · · · · · · · · · · · · · · · ·	)						1	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any assets of archaeological interest  Minerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area and req further assessment to be undertaken in the form of a Minerals Resource Assessm.  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Courle Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Rating: Green  Availability Criteria: Availability Proprietia: Achievabili	•								
Strategic Road Access	PROW and Cycling Connect	ivity						network	
Designated Heritage Assets   S   Site does not contain any designated heritage assets				A route exists enabling	g vehicle a	access into/adjacen	t to the site		
Non-Designated Heritage Assets Archaeological Assets Archaeological Assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Civither assessment to be undertaken in the form of a Minerals Resource Assessment of Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Couper's O'ther' Green Space Foreign Belt & Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Criteria: Availability Criteria: Availability Rating: Green  Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Electricity Pylons run through the site.  Achievability Rating: Green	Strategic Road Access								
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area and req further assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Research of Green Belt or Green Belt	Designated Heritage Assets		5						
Minerals & Waste Constraints  Defined Open Space  Defined Open Space  Site does not lie within an identified Minerals Safeguarding Area and req further assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Balt or Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Constraints  Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national feature  Flood Risk Constraints  Site is in excess of 500m from a designated AQMA  Ground treatment is not expected to be required  Neighbouring Constraints  Site has no neighbouring constraints  Proximity To Key Services  Site has no neighbouring constraints  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthca	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-c	lesignated heritage	assets		
further assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to be undertaken in the form of a Minerals Resource Assessment to the forther of Others Park or Others Balt Resource State State As Developened and primarily within the lost of Grade 2 or Grade 3  Site does not tie within the Metropolitian Green Belt or Green Wedge  Land Condition Constraints	Archaeological Assets	5			•				
Green Belt & Green Wedge  Land Classification  O  Site is predominantly Greenfield and primarily within the land classification/s: Greade 2 or Grade 3  Protected Natural Features  Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated ADMA  Flood Risk Constraints  Flood Risk Constraints  Site is in excess of 500m from a designated ADMA  Ground Condition Constraints  Site is in excess of 500m from a designated ADMA  Ground Condition Constraints  Site is within 2km valking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Site is within 2km valking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Availability Rating:  Green  Planning Permission or  N/A  Allocation  Comments on Availability  Electricity Pylons run through the site.  Achievability Rating:  Green	Minerals & Waste Constraints 2			Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment					
Site does not lie within the Metropolitan Green Belt or Green Wedge	Defined Open Space 5					defined as Open Sp	ace, an existi	ing/proposed Country	
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an i	Green Belt & Green Wedge	5		-	ropolitan Green Bel	t or Green W	/edge		
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Electricity Pylons run through the site.  Achievability Criteria:  Achievability Rating: Green									
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  2			•			. ,		, ,	
designated protected natural feature   Flood Risk Constraints   2   Up to 25% of the site area is within Flood Zone 3     Air Quality Management Areas   5   Site is in excess of 500m from a designated AQMA	Protected Natural Features		3	•				•	
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Criteria: Achievability Rating: Green  Achievability Criteria: Achievability Rating: Green							m of an inte	rnational/national	
Neighbouring Constraints   5   Site has no neighbouring constraints   5   Site has no neighbouring constraints   7   Site is within 2km walking distance of all services and/or the City Centre/South woodham Ferrers Town Centre   7   Woodham Ferrers Town Centre   7   Community Facilities   3   Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility   Comments on Suitability   Coutside of DSB. In range of bus stops.   Availability Rating:   Green	Flood Risk Constraints		2	·					
Neighbouring Constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Electricity Pylons run through the site.  Achievability Rating:  Green	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a	designated AQMA			
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Electricity Pylons run through the site.  Achievability Rating:  Green	<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	not expect	ed to be required			
Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Electricity Pylons run through the site.  Achievability Criteria:  Achievability Rating: Green	Neighbouring Constraints		5	Site has no neighbouri	ing constr	aints			
Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Availability Rating:  Find Condition  S Vacant land & buildings  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Electricity Pylons run through the site.  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green	Proximity to Key Services		3	Site is within 2km wall	king dista	nce of all services a	nd/or the Cit	y Centre/South	
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Electricity Pylons run through the site.  Achievability Criteria:  Achievability Rating: Green									
recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  Land Condition  S Vacant land & buildings  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Electricity Pylons run through the site.  Achievability Criteria:  Recreation facility  Availability Rating:  Availability Rating:  Freen  Availability Rating:  Achievability Rating:  Green	Community Facilities		3	·					
Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Electricity Pylons run through the site.  Achievability Criteria:  Availability Rating:  Freen  Availability Rating:  Site does not face any known legal issues  N/A  Allocation  Electricity Pylons run through the site.  Achievability Rating:  Green					iooi/nealt	ncare facility/place	ot worship/s	ports, leisure, or	
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Availability Rating:  Fleen  Availability Rating:  Site does not face any known legal issues  Achievability Criteria:  Availability Rating:  N/A  Held by developer/willing owner/public sector  Site does not face any known legal issues  N/A  Allocation  Electricity Pylons run through the site.  Achievability Rating:  Green	Comments on Suitability		Outside		s stons.				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Electricity Pylons run through the site.  Achievability Criteria: Achievability Rating: Green					o topo.	Availability R	ating:	Green	
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Electricity Pylons run through the site.  Achievability Criteria: Achievability Rating: Green	•			Held by developer/wil	lling owns	•	aung.	Green	
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Site does not face any known legal issues  N/A  Electricity Pylons run through the site.  Achievability Rating: Green	•					ir/ public sector			
Planning Permission or Allocation Comments on Availability  Electricity Pylons run through the site.  Achievability Criteria:  Achievability Rating: Green						and iccurs			
Allocation  Comments on Availability  Electricity Pylons run through the site.  Achievability Criteria:  Achievability Rating: Green				one does not race any	KIIOWII IE	gai issues			
Comments on Availability Electricity Pylons run through the site.  Achievability Criteria: Achievability Rating: Green			N/A						
	<b>Achievability Criteria:</b>	Achievability Criteria: Achievability Rating: Green							
Viability 5 Development is likely viable	•		5	Development is likely	viable	•		•	
Timescale for Deliverability 5 Up to 5 years			5	Up to 5 years					
Comments on Achievability									

SHELAA Reference:	CFS14	RAG Rating:	Red	3	0 May 2023		
Site Address:	Sutch and S	earle Warehouse, High	wood Road, Writtle, Chelr	nsford, CM	1 3PT		
Parish:	Writtle		Total Score:	99			
Developable Site Area	1.76		Reason for	Gas pipeline buffer (0.31ha)			
(ha):			discounted areas:				
Potential Yield:	73		Typology:	7			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	1		
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
			re, South Woodham Ferrers T	own Centre	or any designated		
5	_	Neighbourhood Centr					
Proximity to the Workplace			Iking distance of an employm		n		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connect			alking distance to either a PR		песмогк		
Vehicle Access	5		ig vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		rding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	5		Previously Developed Land				
Protected Natural Features	5		Site is in excess of 100m of any locally designated protected natural features and in				
		excess of 500m of any	y international/national desig	nated prote	cted natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigati	on		
Proximity to Key Services	0		m walking distance of one or larger and series. Town Centre	more service	es and the City		
Community Facilities	3	· ·	out additional strain on but no nool/healthcare facility/place				
Comments on Suitability	Outs	ide of DSB. In adjacent sit	e there is an infill pond with o	category 4 co	ontaination.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector		-		
Land Condition	3	Low intensity land use	es				
Legal Constraints	5	Site does not face any					
Planning Permission or	22/0	02304/OUT received, ye					
Allocation							
Comments on Availability Site currently in use for other purposes.							
<b>Achievability Criteria:</b>			Achievability	Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	CFS17	RAG Rating:	Red	3	0 May 2023		
Site Address:	Argents Nur	sery, Highwood Road, I	Edney Common, Chelmsfo	ord, Essex, (	CM1 3PZ		
Parish:	Highwood		Total Score:	101			
Developable Site Area	0.22		Reason for	Gas installation buffer (3.05ha)			
(ha):			discounted areas:	,			
Potential Yield:	10		Typology:	20			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A		•	existing/proposed employme				
Impact on Retail Areas	5	·	ot result in the loss of establis	•			
		· ·	re, South Woodham Ferrers T	own Centre	or any designated		
Drawing thy to the Mary Inch		Neighbourhood Centr		lovmont all-	ecation		
Proximity to the Workplace			n walking distance of an emp		rcauUII		
Public Transport	5		alking distance of one or mor		notwork		
PROW and Cycling Connect			alking distance to either a PR		IICLW/UIK		
Vehicle Access	5 N/A	A route exists enablin	g vehicle access into/adjacen	to the site			
Strategic Road Access	N/A	Cito is adiacont to an	or more designated has:	accots			
Designated Heritage Assets			e or more designated heritage				
Non-Designated Heritage A			Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrai	nts 5	Minerals or Waste Co		ruing Area. S	one is not within a		
Defined Open Space	5	Site does not lie withi	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space				
Green Belt & Green Wedge	. 0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	5	Site is predominantly	Previously Developed Land				
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management A	reas 5		Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrai</b>	nts 0	Ground treatment is expected to be required on the majority (90% or more) of the site					
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0	Centre/South Woodh	n walking distance of one or i am Ferrers Town Centre				
Community Facilities	5	•	not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability	Adjad		us stops. Adjacent to grade 2	listed buildir	ng.		
Availability Criteria:			Availability R	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	3	Low intensity land use	es				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	N/A	•					
Allocation							
Comments on Availability	Site o	urrently in use for other p	ourpose.				
<b>Achievability Criteria:</b>			Achievability	Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability							

SHELAA Reference:	CFS18		RAG Rating:	Amber	30 May 2023		
Site Address:	Land N	North of	White Elm Cottage, F	Hyde Lane, Danbury, Chel	msford, Ess	ex	
Parish:	Danbu	ıry		Total Score:	94		
Developable Site Area	0.52	0.52		Reason for			
(ha):				discounted areas:			
Potential Yield:	10			Typology:	5		
Proposed Use:	Reside	ential		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre		own Centre	or any designated	
Proximity to the Workplace	!	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation	
Public Transport		0	Site is in excess of 400	m walking distance from all	services		
PROW and Cycling Connect	ivity	0	Site is not connected t	to either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets 5			Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage Assets			Site does not contain a	any non-designated heritage	assets		
Archaeological Assets			Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre				
Community Facilities		5		ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability			e of DSB. The site is acce te a former gravel pit.	essed from Hyde Lane. Land a	adjacent was	a petrol station and	
Availability Criteria:		оррозі	te a former graver pit.	Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	•			
Legal Constraints		5	Site does not face any	*			
Planning Permission or		N/A	Site does not race any	MIOWII ICEUI IJJUCJ			
Allocation		13/74					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	viable		•	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference: CFS19			RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land A	djacent	The Gables, Banters	Lane, Great Leighs, Chelm	nsford		
Parish:	Great I	Leighs		Total Score:	105		
Developable Site Area	0.64			Reason for			
(ha):				discounted areas:			
Potential Yield:	12			Typology:	5		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5		t result in the loss of establis			
			•	e, South Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centro				
Proximity to the Workplace		5		king distance of an employm		n 	
Public Transport		5		alking distance of one or mor		-al-	
PROW and Cycling Connecti	vity	0		to either an existing PROW of	-	OFK	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A	C'ha da a a a la a a la a				
Designated Heritage Assets		5		any designated heritage asse			
Non-Designated Heritage As	5		any non-designated heritage				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constraints 5			Minerals or Waste Cor	nsultation Area			
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green W	Vedge	
Land Classification		0	Site is predominantly ( Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre				
Community Facilities		5	Development would not result in the loss of nor put additional strain on an				
			O. 1	ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		\M/ithin	recreation facility DSB. In range of bus sto	ns TPO/2022/013			
· · · · · · · · · · · · · · · · · · ·		VVICIIIII	DOB. III range of bus sto		Pating	Groon	
Availability Criteria:  Land Ownership		5	Held by developer/wil	Availability F	atilig.	Green	
			Vacant land & building				
Land Condition		5	,				
Legal Constraints							
Planning Permission or Allocation		Site is already allocated within Local Plan forming part of SGS7c					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS20		RAG Rating:	Red	30	0 May 2023		
Site Address:	Land E	ast of B	arn Mead, Galleywoo	d, Chelmsford, Essex				
Parish:	Galley	wood		Total Score:	109			
Developable Site Area	1.2			Reason for				
(ha):				discounted areas:				
Potential Yield:	40			Typology:	30			
Proposed Use:	Reside	ntial - C	Older persons	Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5	•	t result in the loss of establis	•			
			· ·	e, South Woodham Ferrers 1	own Centre	or any designated		
5 1 10 1 11 11 11		_	Neighbourhood Centr			_		
Proximity to the Workplace	!	5		king distance of an employm		1		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	it to the site			
Strategic Road Access		N/A						
Designated Heritage Assets 5				any designated heritage asse				
Non-Designated Heritage A	5		any non-designated heritage					
Archaeological Assets	5	_	contain any assets of archaed					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Park or 'Other' Green	•				
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	tan Green Belt or Green		
Land Classification		3		Greenfield and primarily witl  4, Grade 5, non-agricultural	_			
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3		king distance of all services a	nd/or the Cit	y Centre/South		
Community Facilities		3	Woodham Ferrers Tov	wn Centre out additional strain on but n	nt result in th	ne loss of on an		
Community Facilities		J		ool/healthcare facility/place				
			recreation facility	, ,		,,		
Comments on Suitability		Adjace	nt to DSB. In range of bu	is stops. Access and services	from Barn M	ead. Wholly covered by		
<u> </u>		TPO/20	013/034.					
<b>Availability Criteria:</b>				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or		N/A						
Allocation								
Comments on Availability Overhead supply cables run through site.								
<b>Achievability Criteria:</b>				Achievability	Rating:	Green		
Viability		5	Development is likely	viable		•		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			1					

SHELAA Reference:	CFS22		RAG Rating:	Red	3(	0 May 2023		
Site Address:	Longci	roft, Ma	ldon Road, Margaret	ting, Ingatestone, Essex, C	M4 9JR			
Parish:	Marga	retting		Total Score:	92			
Developable Site Area	1.06			Reason for	Oil pipelin	ne (0.03ha)		
(ha):				discounted areas:				
Potential Yield:	24			Typology:	4			
Proposed Use:	Reside	ntial		Comments on the size				
			of site:					
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5	•	t result in the loss of establis	•			
			-	e, South Woodham Ferrers 1	own Centre	or any designated		
Duarrianita da de a Mandrala da		0	Neighbourhood Centr	es n walking distance of an emp	loumont allo	cation		
Proximity to the Workplace	:	0		m walking distance from all		Cation		
Public Transport	is either e	0 5		alking distance to either a PR		notwork		
PROW and Cycling Connect	ivity	5		g vehicle access into/adjacen		TELWOIK		
Vehicle Access			A Toute exists enabling	g verilcle access into/aujacen	t to the site			
Strategic Road Access		N/A	Sita dans not contain	any designated heritage asse	tc			
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage A	ssets	5				oct .		
Archaeological Assets Minerals & Waste Constrain	at c	5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
winerais & waste Constrair	nts	5	Minerals or Waste Consultation Area					
Defined Open Space		5		n an area defined as Open Sp	ace, an existi	ing/proposed Country		
Cusan Dalt Q Cusan Madas		0	Park or 'Other' Green	Space le (90% or more) lies within t	ha Matranali	tan Groon Polt or Groon		
Green Belt & Green Wedge		0	Wedge	e (90% of filore) lies within t	ne Metropon	tan Green Beit of Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features		5		m of any locally designated productions of the state of t				
Flood Risk Constraints		2		international/national desig	nateu protec	leu naturai reatures		
Air Quality Management Ar	.026	5	Up to 25% of the site area is within Flood Zone 3  Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	11.3	5		Site has no neighbouring constraints				
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City					
Troximity to key services		O		am Ferrers Town Centre		o una uno oreș		
Community Facilities		3	Development would p	ut additional strain on but n	ot result in th	e loss of on an		
				ool/healthcare facility/place	of worship/s	ports, leisure, or		
0 . 0 ! ! !!!		0.1.1.1	recreation facility	land of the State				
Comments on Suitability		Outsia	e of DSB. Contaminated	land priority 2 on the adjace		T .		
Availability Criteria:	1		T	Availability F	Rating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		4	Established single use					
Legal Constraints		5	Site does not face any					
Planning Permission or Allocation		22/02	283/FUL received, ye	t to be determined				
Comments on Availability		Site cu	rrently in use for other p	ourpose.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	•		l .		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

Site Address:   Land South of Petton, Stock Road, Stock, Ingatestone, Essex   Parish:   Stock   Total Score:   106	SHELAA Reference:	CFS23		RAG Rating:	Red	3	0 May 2023
Developable Site Area   3.91	Site Address:	Land S	outh of	Petton, Stock Road, S	Stock, Ingatestone, Essex		
Potential Yield:   77	Parish:	Stock			Total Score:	106	
Potential Yield:   77	Developable Site Area	3.91			Reason for	Sewage p	umping station
Proposed Use:   Mixed Use   Comments on the size of site is potentially suitable for all employment use of site.	(ha):				discounted areas:	(0.03ha)	
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Red	Potential Yield:	77				3+32+36	
Suitability Criteria:   Suitability Rating:   Red	Proposed Use:	Mixed	Use		Comments on the size	Size of sit	e is potentially suitable
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation					of site:	for all em	ployment use
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ating:	Red
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within & Walking distance of an employment allocation Public Transport 5 Site is within & Mom walking distance of one or more services PROW and Cycling Connectivity 5 Site is within MOm walking distance to either a PROW or cycle network Vehicle Access 5 Site is within MOm walking distance to either a PROW or cycle network Vehicle Access 5 Site is within MOm walking distance to either a PROW or cycle network Vehicle Access 2 Site has direct access to or is adjacent to a safeguarded trunk road or B-road Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Sequarding Area. Site is not within a Minerals Sequarding Area. Site is not within a Minerals Sequarding Area. Site is not within a Minerals Sequarding Area. Site is not within a Minerals Sequarding Area. Site is not within a Minerals Sequarding Area. Site is not within a Minerals Sequarding Area. Site is not within a Minerals Sequarding Area. Site is not within a Mineral Sequarding Area. Site is not within a Mineral Sequarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge  Protected Natural Features  Site is seen thought of the site (90% or more) lies within the land classification/s: Grade 2 or Grade 3  Flood Risk Constraints 5 Site is swell within flood Zone 1  Air Quality Management Areas 5 Site is in within a majority of the site (90% or	Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation	
Public Transport  PROW and Cycling Connectivity  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling wehicle access into/Aglacent to the site  Strategic Road Access  5 Site does not contain any designated heritage assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country  Park or 'Other' Green Space  Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green  Wedge  Land Classification  2 Site to sen to comprise of any protected natural features but is within 100m of a locally  designated protected natural feature or within 500m of an international/national  designated protected natural feature  Flood Risk Constraints  5 Site is within within flood Zone 1  Air Quality Management Areas  5 Site is sen to comprise of any protected natural feature  Flood Risk Constraints  5 Site is sen to comprise of any protected natural feature  Flood Risk Constraints  5 Site is sen to comprise of any protected natural feature  Flood Risk Constraints  5 Site is sen to comprise of any protected natural feature  Flood Risk Constraints  5 Site is sen to comprise of any protected natural feature  Flood Risk Constraints  5 Site is sen to comprise of any protected natural feature  Flood Risk Constraints  5 Site is sen to comprise of any protected natural feature  Flood Risk Constraints  5 Site is sen to comprise of any protect	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers Tes	Γown Centre	or any designated
PROW and Cycling Connectivity  Vehicle Access  5	Proximity to the Workplace	<u> </u>	5	Site is within 2km wal	king distance of an employm	ent allocatio	n
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access 2 Site has direct access to or is adjacent to a safeguarded trunk road or B-road  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site 190% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Frotected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 50	Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services	
Strategic Road Access   2   Site has direct access to or is adjacent to a safeguarded trunk road or B-road	PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site	
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets	Strategic Road Access		2	Site has direct access	to or is adjacent to a safegua	rded trunk ro	oad or B-road
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5h of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is shot within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 2 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 3 Site os not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an interna	Designated Heritage Assets	;	5				
Minerals & Waste Constraints	Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets	
Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  6 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Area adjacent protected under TPO/2012/006.  Availability Criteria:  Availability Rating:  Yellow  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Ownership  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological inter	est
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature Plant of the site (Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Cottside of DSB. In range of bus stops. Area adjacent protected under TPO/2012/006.  Availability Criteria: Availability Rating: Yellow Land Ownership 0 Known to be in particularly complex/multiple ownership Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Multiple ownership.  Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Minerals & Waste Constrain	nts	5	Minerals or Waste Co	9 9		
Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected and protected and protected and protected and protected or set in the loss of some or solid part of the site of site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Oriteria: Availability Rating: Yellow  Land Ownership 0 Known to be in particularly complex/multiple ownership  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Alallocation 6 Multiple ownership.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Defined Open Space	Defined Open Space 5			•	oace, an exist	ing/proposed Country
Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 8 Ground treatment is expected to be required on part of the site Neighbouring Constraints 9 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Outside of DSB. In range of bus stops. Area adjacent protected under TPU/2012/006.  Availability Criteria:  Availability Rating: Pland Condition 5 Vacant land & buildings Site does not face any known legal issues  Planning Permission or Allocation  N/A  Achievability Criteria:	Green Belt & Green Wedge	!	0		e (90% or more) lies within t	he Metropol	itan Green Belt or Green
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Outside of DSB. In range of bus stops. Area adjacent protected under TPO/2012/006.  Availability Criteria: Availability Rating: Yellow  Land Ownership 0 Known to be in particularly complex/multiple ownership  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation Multiple ownership.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Land Classification		0		Greenfield and primarily with	hin the land o	classification/s: Grade 1,
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Rating: Yellow  Land Ownership 0 Known to be in particularly complex/multiple ownership  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Multiple ownership.  Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		3	designated protected designated protected	natural feature or within 500 natural feature		Territoria de la companya de la companya de la companya de la companya de la companya de la companya de la comp
Ground Condition Constraints  Neighbouring Constraints  Site has no neighbouring constraints  Proximity to Key Services  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Area adjacent protected under TPO/2012/006.  Availability Criteria:  Land Ownership  Land Condition  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Multiple ownership.  Achievability Criteria:	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1		
Neighbouring Constraints   5	Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA			
Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Availability  Multiple ownership  Comments on Availability  Multiple ownership.  Achievability Criteria:  Achievability Rating:  Comments on Development is likely viable  Timescale for Deliverability  S Development is likely viable  Timescale for Deliverability  S Up to 5 years	<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site			
Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Area adjacent protected under TPO/2012/006.  Availability Criteria:  Land Ownership  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Multiple ownership.  Achievability Criteria:  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbour	ing constraints		
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Area adjacent protected under TPO/2012/006.  Availability Criteria:  Land Ownership  O  Known to be in particularly complex/multiple ownership  Land Condition  5  Vacant land & buildings  Legal Constraints  5  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Multiple ownership.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  S  Availability/Place of worship/sports, leisure, or recreation facility/place of worship/sports, leisure, or recreation facility pating:  Availability Rating:  Achievability Rating:  Green	Proximity to Key Services		5		•	and/or the C	City Centre/South
Availability Criteria:  Land Ownership  O Known to be in particularly complex/multiple ownership  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Multiple ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Community Facilities			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	sports, leisure, or
Land Ownership 0 Known to be in particularly complex/multiple ownership  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation Multiple ownership.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		Outsid	e of DSB. In range of bus	stops. Area adjacent protec	ted under TP	PO/2012/006.
Land Ownership 0 Known to be in particularly complex/multiple ownership  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation Multiple ownership.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:				Availability F	Rating:	Yellow
Legal Constraints  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Multiple ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Vacant land & buildings  Site does not face any known legal issues  N/A  Achievability  Achievability Rating: Green  Up to 5 years			0	Known to be in particu			
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Multiple ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	•		5	Vacant land & building	gs		
Planning Permission or Allocation  Comments on Availability  Multiple ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years			5	Site does not face any	known legal issues		
Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Planning Permission or		N/A				
Achievability Criteria:     Achievability Rating: Green       Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability		Multip	le ownership.			
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years			•		Achievability	/ Rating:	Green
Timescale for Deliverability 5 Up to 5 years			5	Development is likely	-		
	Comments on Achievability			1			

SHELAA Reference: (	CFS24		RAG Rating:	Amk	er	3(	0 May 2023
Site Address:	Kings Far	m, Ma	nin Road, Ford End, C	helmsf	ord, Essex, CM3 1L	.N	
Parish:	Great Wa				Score:	104	
Developable Site Area	13.51			Reasc	n for		
(ha):				disco	unted areas:		
Potential Yield:	232			Typol	ogy:	1+32+36	
Proposed Use:	Mixed Us	se		Comn	nents on the size	Size of site	e is potentially suitable
				of site	<b>::</b>	for all em	ployment use
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas 5		Site is outside of any e	xisting/p	proposed employme	nt allocation	
Impact on Retail Areas	5		Development does no			•	
			Chelmsford City Centr	•	Woodham Ferrers T	own Centre	or any designated
December the state of the state			Neighbourhood Centre		nao af an amalaum	ant allocation	•
Proximity to the Workplace	5		Site is within 2km wall				
Public Transport	5		Site is within 400m wa				notwork
PROW and Cycling Connecti							HELWOIK
Vehicle Access	5		A route exists enabling				and or P road
Strategic Road Access	2		Site has direct access t				Jau Or B-roau
Designated Heritage Assets	5		Site does not contain a				
Non-Designated Heritage As			Site does not contain a	-			oct
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest  Site is wholly or partially within an identified Minerals Safeguarding Area and requires				
Minerals & Waste Constraints 2			further assessment to	•			
Defined Open Space 5			Site does not lie within	n an area			
Cusan Dalt Q Cusan Madas	an Dalt O Cream Wadan			Space	translitan Grass Pol	t or Groon M	Vodgo
Green Belt & Green Wedge	5		Site does not lie within				classification/s: Grade 1,
Land Classification	U		Grade 2 or Grade 3	diceille	id and primarily with	iiii tile lallu t	lassification/s. Grade 1,
Protected Natural Features	5		Site is in excess of 100				
Flood Risk Constraints	5		excess of 500m of any international/national designated protected natural features  Site is wholly within Flood Zone 1				
Air Quality Management Are			Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain			Ground treatment is not expected to be required				
Neighbouring Constraints	0		Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	0		Site is in excess of 2km	n walkin	distance of one or r		
Community Facilities			Centre/South Woodha			st rocult := +1-	no loss of an an
Community Facilities	3		Development would p existing/proposed sch				
Comments or Cuitability		utcido	recreation facility	ctone F	rincipal access to the	o cito via P10	108
Comments on Suitability	10	utside	of DSB. In range of bus	stops. F			
Availability Criteria:	_				Availability R	ating:	Green
Land Ownership	5		Held by developer/wil		er/public sector		
Land Condition	3		Low intensity land use		1		
Legal Constraints	5		Site does not face any	known l	egal issues		
Planning Permission or Allocation	N	I/A					
Comments on Availability	Si	ite curr	ently in use for other p	urposes	·		
Achievability Criteria:					Achievability	Rating:	Yellow
Viability	5		Development is likely	viable	,		1
Timescale for Deliverability	4		Over 5 years				

Site Address:   Land South West of 21 Seven Ash Green, Chelmsford   Developable Site Area (ha):   O.74   Reason for containing the properties of the prope	SHELAA Reference:	CFS25		RAG Rating:	Red	3	0 May 2023	
Developable Site Area (ha):	Site Address:	Land S	outh W	est of 21 Seven Ash G	Green, Chelmsford			
Potential Yield:	Parish:	Chelm	sford		Total Score:	103		
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Red	Developable Site Area	0.74			Reason for			
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Red	(ha):				discounted areas:			
Suitability Criteria:  Suitability Rating:  Red  Proximity to Employment Areas  5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 2km walking distance of an employment allocation  Public Transport  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  0 Site is not connected to either an existing PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  6 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  1 The majority of the site (90% or more) lies within the majority within the agricultural land classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification of the site (90% or more) lies within the majority (90% or more) of the site (90% or more) of the site (90% or more) of the site (90% or more) or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone  1 Aria Quality Management Areas  5 Site is in excess of 500m from a designa	Potential Yield:	14			Typology:	5		
Suitability Criteria:   Suitability Rating:   Red	Proposed Use:	Reside	ntial		Comments on the size			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Development does not result in the loss of established shops and services within   Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Site is within 400m walking distance of an employment allocation   Site is in the New Moodham Ferrers Town Centre or any designated   Neighbourhood Centres   Site is within 400m walking distance of an employment allocation   Public Transport   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   O   Site is not connected to either an existing PROW or cycle network   Vehicle Access   S   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   N/A   Designated Heritage Assets   S   Site does not contain any designated heritage assets   S   Site does not contain any designated heritage assets   Archaeological Assets   S   Site does not contain any non-designated heritage assets   S   Site does not contain any non-designated heritage assets   S   Site does not contain any assets of archaeological interest   Minerals & Waste Constraints   S   Site does not contain any assets of archaeological interest   S   Site does not waste Consultation Area   Stream Archaeological interest   S   Site is not thought to contain any assets of archaeological interest   S   Site does not lie within an area defined as Open Space, an existing/proposed Country   Park or 'Other Green Space   S   Site does not lie within an area defined as Open Space, an existing/proposed Country   Park or 'Other Green Space   S   Site is within an Area defined as Open Space, an existing/proposed Country   Park or 'Other Green Space   S   Site is within an Area defined as Open Space, an existing/proposed Country   S   Site is within an Area defined as Open Space, an existing/proposed Country   Park or 'Other Green Space   S   Site is within an Area defined as Open Space, an existing/proposed Count					of site:			
Impact on Retail Areas	Suitability Criteria:				Suitability R	ating:	Red	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  Proximity to the Workplace  Site is within 2km walking distance of an employment allocation  Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Workplace Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Orber' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  5 Site is within 801 grade 4, Grade 5, non-agricultural use, or urban was provided to the site (90% or more) lies within the majority (90% or more) of the site (90% or more) or more protected natural features  Flood Risk Constraints  5 Site is in excess of 500m from a designated AQIMA  Foround Condition Constraints  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035-Historic contamination from gravel pits/mining. Gav	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	ent allocation		
Public Transport  PROW and Cycling Connectivity  O Site is not connected to either an existing PROW or cycle network  Vehicle Access  S A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  S Site does not contain any designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Archaeological Assets  S Site is not thought to contain any sasets of archaeological interest  Minerals & Waste Constraints  S Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  C The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features  Flood Risk Constraints  S Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  O Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints  S Site has no neighbouring constraints  Proximity to Key Services  S Site is within 800m valking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site  Availability Criteria:  Availability Criteria:  Availability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievabil	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers <sup>-</sup> es	Town Centre	or any designated	
PROW and Cycling Connectivity  Vehicle Access  5	Proximity to the Workplace	<b>!</b>	5	Site is within 2km wal	king distance of an employm	ent allocation	n	
Vehicle Access 5, A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5, Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5, Site does not contain any assets of archaeological interest  Archaeological Assets 5, Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5, Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5, Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0, The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 3, Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 0, Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5, Site is within Flood Zone 1  Air Quality Management Areas 5, Site is in excess of S00m from a designated AQMA  Ground Condition Constraints 0, Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints 5, Site has no neighbouring constraints  Proximity to Key Services 5, Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability 4, Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2013/03. Approx 5 trees protected on boundary under TPO/1983/035-Historic contamination from gravel pits/mining, Gasworks and other waste known to have been disposed on in the pits relating to the whole site of the whole site of the pits relating to the whole site of the pits relating to the whole site of the pits relating to the whole site of the pits relating to the whole site of the pits relating to the wh	Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services		
Strategic Road Access   N/A	PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site		
Non-Designated Heritage Assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 6 Site is mexcess of 500m from a designated AQMA Ground Condition Constraints 0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints Proximity to Key Services 5 Site is within 80m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Availability Criteria:  Availability Criteria:  Availability Rating: Green  Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Availability Alphaent to Urban Area. In ange of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site dependent of the proper stop of the proper stop o	Strategic Road Access		N/A					
Archaeological Assets    Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints	Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ets		
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  O Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035.Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site Availability Criteria:  Availability Criteria:  Availability Criteria:  Availability Rating:  Green  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  5 Development is likely viable	Non-Designated Heritage A	ssets	5					
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferres Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035.Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site Availability Criteria:  Availability Criteria: Availability Rating: Green  Land Condition 5 Site does not face any known legal issues  Planning Permission or Allocation Comments on Availability  Achievability Criteria: Achievability Rating: Green				_	·			
Green Belt & Green Wedge  Land Classification  Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  O Ground treatment is expected to be required on the majority (90% or more) of the site  Neighbouring Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is no neighbouring constraints  Proximity to Key Services  Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Development is likely viable	Minerals & Waste Constraints 5			Minerals or Waste Consultation Area				
Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site  Availability Criteria: Availability Rating: Green  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Achievability Criteria: Achievability Rating: Green	Defined Open Space	Defined Open Space 5			Space			
Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  S Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Condition Constraints  O Ground treatment is expected to be required on the majority (90% or more) of the site  Neighbouring Constraints  Froximity to Key Services  S Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  S Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining.  Gasworks and other waste known to have been disposed on in the pits relating to the whole site  Availability Criteria:  Land Ownership  Land Condition  S Held by developer/willing owner/public sector  Land Condition  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating: Green	Green Belt & Green Wedge	reen Belt & Green Wedge 0			e (90% or more) lies within t	the Metropol	itan Green Belt or Green	
Flood Risk Constraints  Air Quality Management Areas  Ground Condition Constraints  O Ground treatment is expected to be required on the majority (90% or more) of the site  Neighbouring Constraints  Proximity to Key Services  Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Achievability Rating:  Green	Land Classification		3			_		
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site Availability Criteria:  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation Availability Criteria:  Achievability Criteria:  Achievability Rating: Green  Viability 5 Development is likely viable	Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Ground Condition Constraints  Neighbouring Constraints  Froximity to Key Services  Community Facilities  Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site Availability Criteria:  Availability Criteria:  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Green  Green  Green  Green  Green  Green  Green  Green  Green  Green	Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Neighbouring Constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035.Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site.  Availability Criteria:  Availability Rating:  Green  Availability Rating:  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site  Availability Criteria:  Land Ownership  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable	Ground Condition Constrain	nts	0	Ground treatment is expected to be required on the majority (90% or more) of the site				
Woodham Ferrers Town Centre	Neighbouring Constraints		5					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable	Proximity to Key Services		5			and/or the C	ity Centre/South	
protected on boundary under TPO/1983/035.Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Protected on boundary under TPO/1983/035.Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site Marian and the pits relating to the whole site Ma	Community Facilities			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or	
Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Availability Rating: Green  Availability Rating: Green	Comments on Suitability		protec	ted on boundary under <sup>-</sup>	ΓΡΟ/1983/035.Historic conta	amination fro	m gravel pits/mining.	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Availability Criteria:							
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Site does not face any known legal issues  N/A  Achievability Rating: Green	-		5	Held by developer/wil		<u>-</u>	•	
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Site does not face any known legal issues  N/A  Achievability Rating: Green	Land Condition		5	Vacant land & building	gs			
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Achievability Criteria:  Development is likely viable  Achievability Rating:  Development is likely viable			5	Site does not face any	known legal issues			
Comments on Availability       Achievability Criteria:     Achievability Rating: Green       Viability     5     Development is likely viable	Planning Permission or			•				
Viability 5 Development is likely viable								
Viability 5 Development is likely viable	Achievability Criteria:				Achievability	/ Rating:	Green	
	•		5	Development is likely			1	
Comments on Achievability				•				

SHELAA Reference:	CFS27		RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land at 0	Chatha	am Green Yard, Brain	tree Road, Little Waltha	m, Chelmsfo	rd	
Parish:	Little Wa	altham	1	Total Score:	104		
Developable Site Area	1.08			Reason for			
(ha):				discounted areas:			
Potential Yield:	24			Typology:	4		
Proposed Use:	Resident	ial		Comments on the size			
•				of site:			
Suitability Criteria:				Suitability F	lating:	Amber	
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/proposed employm			
Impact on Retail Areas	5	5	Development does no	t result in the loss of establ	ished shops ar	nd services within	
·			Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers es	Town Centre	or any designated	
Proximity to the Workplace	5	5	Site is within 2km wall	king distance of an employ	nent allocation	n	
Public Transport	5	5	Site is within 400m wa	Ilking distance of one or mo	ore services		
PROW and Cycling Connect	ivity 5	5	Site is within 100m wa	lking distance to either a P	ROW or cycle i	network	
Vehicle Access	5			g vehicle access into/adjace			
Strategic Road Access	N	N/A					
Designated Heritage Assets			Site does not contain a	any designated heritage ass	ets		
Non-Designated Heritage A		5	Site does not contain a	any non-designated heritag	e assets		
Archaeological Assets	5	5	Site is not thought to	contain any assets of archa	eological intere	est	
Minerals & Waste Constrain		5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is r Minerals or Waste Consultation Area				ite is not within a	
Defined Open Space	Defined Open Space 5			n an area defined as Open S Space	Space, an exist	ing/proposed Country	
Green Belt & Green Wedge 5		5		n the Metropolitan Green B	elt or Green W	Vedge	
Land Classification	C			Greenfield and primarily wi			
Protected Natural Features	5	5		m of any locally designated international/national des	-		
Flood Risk Constraints	5	5	Site is wholly within Fl	ood Zone 1			
Air Quality Management A	eas 5	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints	C	)	Site has neighbouring	constraints with no potent	ial for mitigation	on	
Proximity to Key Services	(	)	Site is in excess of 2km walking distance of one or more services and the City				
.,,			Centre/South Woodha	am Ferrers Town Centre		·	
Community Facilities	3	3		ut additional strain on but ool/healthcare facility/plac			
Comments on Suitability				stops. Existing access from CLEUD & 22/01735/CLEUD.			
Availability Criteria:				Availability	Rating:	Yellow	
Land Ownership	L)	5	Held by developer/wil	ling owner/public sector			
Land Condition	(1)	3	Low intensity land use	S			
Legal Constraints	3	3	Site may possibly face	legal issues			
Planning Permission or	1	17/005	39/CLEUD & 22/017	35/CLEUD	_		
Allocation							
Comments on Availability		_		of the site is currently used ntial development of some		oses. Agreed coventant	
Achievability Criteria:				Achievabilit	y Rating:	Green	
Viability	5	5	Development is likely				
Timescale for Deliverability			Up to 5 years				
Comments on Achievability			• •				

SHELAA Reference:	CFS28	}	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land (	Opposite	e The Old Rectory, Ma	shbury Road, Chignal St	James, Chel	msford, Essex	
Parish:	Chigna	al		Total Score:	113		
Developable Site Area	0.17			Reason for			
(ha):				discounted areas:			
Potential Yield:	5			Typology:	18		
Proposed Use:	Reside	ential		Comments on the size of site:			
Suitability Criteria:				Suitability R	ating:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employme	ent allocation		
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre		Town Centre	or any designated	
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king distance of an employn	nent allocatio	n	
Public Transport		5		alking distance of one or mo			
PROW and Cycling Connect	ivity	5		lking distance to either a PF		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain a	any designated heritage ass	ets		
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more non-designated he	ritage assets		
Archaeological Assets		5		contain any assets of archae			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Cou Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within	n the Metropolitan Green Be	elt or Green V	Vedge	
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily wit		•	
Protected Natural Features	i	5		m of any locally designated international/national designation			
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities		5	existing/proposed sch recreation facility	ot result in the loss of nor p ool/healthcare facility/place	e of worship/s	sports, leisure, or	
Comments on Suitability			e of DSB. In range of bus int to buildings of local v	stops. Site has road frontag alue.	ge & 2 entran	ces via 5 bar gates.	
<b>Availability Criteria:</b>				Availability	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievabilit	y Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability	,	5	Up to 5 years				
Comments on Achievability			ı				

SHELAA Reference:	CFS29		RAG Rating:	Green	3	80 May 2023	
Site Address:	43 Dor	set Ave	nue, Great Baddow, (	Chelmsford, Essex, C	CM2 9UA		
Parish:	Great I	Baddov	ı	Total Score:	118		
Developable Site Area	0.07			Reason for			
(ha):				discounted areas:			
Potential Yield:	2			Typology:	19		
Proposed Use:	Reside	ntial		Comments on the	size		
·				of site:			
Suitability Criteria:				Suitabili	ty Rating:	Green	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed emp	loyment allocation	١	
Impact on Retail Areas		5	Development does no	t result in the loss of e	stablished shops a	nd services within	
			Chelmsford City Centr		rrers Town Centre	or any designated	
			Neighbourhood Centr				
Proximity to the Workplace	<b>:</b>	5	Site is within 2km wall			on	
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	5	Site is within 100m wa			network	
Vehicle Access		5	A route exists enabling	g vehicle access into/a	djacent to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain				
Non-Designated Heritage A	ssets	5	Site does not contain				
Archaeological Assets		5	Site is not thought to	contain any assets of a	rchaeological inte	rest	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co		afeguarding Area.	Site is not within a	
Defined Open Space	d Open Space 5 Site does not lie within an area defined Park or 'Other' Green Space				pen Space, an exis	ting/proposed Country	
Green Belt & Green Wedge	elt & Green Wedge 5			n the Metropolitan Gre	een Belt or Green \	Wedge	
Land Classification		3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use				in use	
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural feature or with		s within 100m of a locally ernational/national	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South				
,,			Woodham Ferrers Tov	vn Centre			
Community Facilities		5	Development would n		•		
			existing/proposed sch	ool/healthcare facility,	/place of worship/	sports, leisure, or	
Commonto de Culturalité		\A/;+h:	recreation facility Urban Area. In range of	hus stone Domostic -	ocidontial drange	Lkorh providos access	
Comments on Suitability		vvitnin	Orban Area. In range of				
Availability Criteria:			I		lity Rating:	Green	
Land Ownership		5	Held by developer/wil		or		
Land Condition		4	Established single use				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:				Achieva	bility Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years	-			
Comments on Achievability			-2 00 70010				
Comments on Achievability							

SHELAA Reference:	CFS31		RAG Rating:	Red		3	0 May 2023
Site Address:	Land We	st of I	Hands Farm, Radley G	Green Road, Hig	ghwood, In	gatestone,	Essex
Parish:	Highwoo	od		Total Score:		97	
Developable Site Area	0.52			Reason for			
(ha):				discounted a	reas:		
Potential Yield:	10			Typology:		5	
Proposed Use:	Resident	ial		Comments o of site:	n the size		
Suitability Criteria:				Suit	ability Ra	ting:	Red
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/propose	d employme	nt allocation	
Impact on Retail Areas	5	5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South Woodh		•	
Proximity to the Workplace	0	)	Site is in excess of 2km	n walking distand	e of an emp	loyment allo	cation
Public Transport	5	5	Site is within 400m wa	alking distance of	f one or more	e services	
PROW and Cycling Connect	ivity 0	)	Site is not connected t			-	ork
Vehicle Access	5		A route exists enabling	g vehicle access i	nto/adjacen	t to the site	
Strategic Road Access	N	N/A					
Designated Heritage Assets	5	5	Site does not contain a	any designated h	eritage asse	ts	
Non-Designated Heritage A	ssets 5	5	Site does not contain a	any non-designa	ted heritage	assets	
Archaeological Assets	5	5	Site is not thought to o	contain any asse	ts of archaec	logical inter	est
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space 5			Site does not lie within Park or 'Other' Green		d as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	Green Belt & Green Wedge 0			e (90% or more)	lies within tl	ne Metropol	itan Green Belt or Green
Land Classification	Land Classification 0			Greenfield and p	rimarily with	in the land o	classification/s: Grade 1,
Protected Natural Features	5	5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints	5	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 3	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	5	5	Site has no neighbouring constraints				
Proximity to Key Services	O	)	Site is in excess of 2km Centre/South Woodha	am Ferrers Town	Centre		
Community Facilities	5	5	Development would n existing/proposed sch recreation facility		•		
Comments on Suitability		Outside oresen	e of DSB. In range of bus t.	stops. Barn con	servation on	adjacent sit	e showed PAH and TPH
Availability Criteria:					ilability R	ating:	Green
Land Ownership	5	5	Held by developer/wil	ling owner/publ	ic sector		
Land Condition	4	ļ	Established single use				
Legal Constraints	5	5	Site does not face any	known legal issu	ies		
Planning Permission or Allocation	N	N/A					
Comments on Availability	R	Right o	f way over the land. Site	currently in use	for other pu	rposes.	
Achievability Criteria:				Ach	ievability	Rating:	Green
Viability	5	5	Development is likely			<u></u>	
-,							
Timescale for Deliverability	5	5	Up to 5 years				

Allotment Gardens, Seymour Street, Chelmsford, Essex	SHELAA Reference:	CFS32		RAG Rating:	Amber	3	0 May 2023	
Developable Site Area   Class	Site Address:	Allotm	ent Gar	dens, Seymour Street	t, Chelmsford, Essex			
Comments on the size   Comments on the size   Comments on the size	Parish:	Chelm	sford		Total Score:	97		
Potential Yield:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Amber	Developable Site Area	0.2			Reason for			
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Amber	(ha):				discounted areas:			
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	6			Typology:	18		
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Reside	ntial					
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	Suitability Criteria:					ating:	Amber	
Impact on Retail Areas	•	reas	5	Site is outside of any e				
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		000						
Public Transport PROW and Cycling Connectivity OSite is not connected to either an existing PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any nassets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space O The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space' Green Belt & Green Wedge 1 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is in the Metropolitan Green Belt or Green Wedge Land Classification 3 Site does not comprise of any protected natural features Frotected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Neighbouring Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities  Froximity to Key Services 5 Site las no neighbouring constraints Froximity to Key Services 5 Site las no neighbouring constraints Froximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Within urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotements. Site is within 100m of Marconi Ponds Local	,			-		own Centre	or any designated	
PROW and Cycling Connectivity  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site is not thought to contain any assets of a craheaelogical interest  Minerals & Waste Constraints  Minerals & Waste Consultation Area  Defined Open Space  0 The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural feature by Site does not comprise of any protected natural feature by Site does not comprise of any protected natural feature use, or urban use  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Resignated protected natural feature or within 500m of an international/national designated protected natural feature  Community Facilities  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is in excess of 500m from a designated AQMA  Allocation  Comments on Suitability  Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead.  Allotments. Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead.  Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly pr	Proximity to the Workplace	<b>;</b>	5	Site is within 2km wall	king distance of an employm	ent allocation	n	
Vehicle Access	Public Transport		5					
Strategic Road Access	PROW and Cycling Connect	ivity	0				ork	
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets	Strategic Road Access		N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 0 The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification's: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site does not comprise of any protected natural feature but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of on some 3  Air Quality Management Areas 5 Site is nexcess of 500m from a designated ACMA  Ground Condition Constraints 5 Site has no neighbouring constraints  Positive to Key Services 5 Site is nexcess of 500m from a designated ACMA  Woodham Ferrers Town Centre  Comments on Suitability Within Urban Area. In r	Designated Heritage Assets		5					
Minerals & Waste Constraints	Non-Designated Heritage A	ssets	5		, ,			
Defined Open Space  Defined Open Space  The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  Site is predominantly Greenfield and primarily within the agricultural land classifications (classification)s	Archaeological Assets							
existing/proposed Country Park or 'Other' Green Space	Minerals & Waste Constrain	nts	5			rding Area. S	ite is not within a	
Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 0 Ground treatment is expected to be required on the majority (90% or more) of the site of							ed as Open Space, an	
Classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   Protected Natural Features   Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of Marconi Prode South	Green Belt & Green Wedge	Green Belt & Green Wedge 5			n the Metropolitan Green Be	lt or Green W	Vedge	
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Availability Criteria:  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  0 Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Classification							
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191.  Availability Criteria: Availability Rating: Vellow  Land Condition 4 Established single use  Legal Constraints 0 Site faces known legal issues  Planning Permission or Allocation Comments on Availability Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	D IN IE							
Air Quality Management Areas Ground Condition Constraints O Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints S Site has no neighbouring constraints Proximity to Key Services S Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191.  Availability Criteria: Availability Rating: Yellow  Land Ownership S Held by developer/willing owner/public sector  Legal Constraints O Site faces known legal issues  Planning Permission or Allocation Comments on Availability Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria: Achievability Criteria: O Development is likely viable Timescale for Deliverability S Development is likely viable	Protected Natural Features		3	designated protected	natural feature or within 500		•	
Ground Condition Constraints  Neighbouring Constraints  Site has no neighbouring constraints  Proximity to Key Services  Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191.  Availability Criteria:  Availability Rating:  Yellow  Land Condition  4 Established single use  Legal Constraints  O Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Green  Viability  S Development is likely viable  Timescale for Deliverability  S Up to 5 years	Flood Risk Constraints		2	Up to 25% of the site a	area is within Flood Zone 3			
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191.  Availability Criteria:  Land Ownership  Land Condition  5 Held by developer/willing owner/public sector  Legal Constraints  0 Site faces known legal issues  Planning Permission or Allocation  N/A  Allocation  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Ground Condition Constrain	nts	0	Ground treatment is expected to be required on the majority (90% or more) of the site				
Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  0 Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbouring constraints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191.  Availability Criteria:  Land Ownership  Land Condition  4 Established single use  Legal Constraints  0 Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		5			and/or the C	ity Centre/South	
Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191.  Availability Criteria:  Land Ownership  S  Held by developer/willing owner/public sector  Land Condition  4  Established single use  Legal Constraints  0  Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Community Facilities		5	existing/proposed sch				
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria:  Viability  Development is likely viable Timescale for Deliverability  Availability Rating:  Availability Rating:  Vellow  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Statutory allotment site. Site currently in use for other purposes.  Achievability Rating:  Statutory allotment is likely viable  Timescale for Deliverability  Sup to 5 years	Comments on Suitability			_			· ·	
Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  0 Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years						are neserve.	readminum priority 1	
Legal Constraints 0 Site faces known legal issues  Planning Permission or Allocation  Comments on Availability Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Rating:	Yellow	
Legal Constraints  0 Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling owner/public sector			
Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Land Condition		4	Established single use				
Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Legal Constraints		0	Site faces known legal	issues			
Comments on Availability       Statutory allotment site. Site currently in use for other purposes.         Achievability Criteria:       Achievability Rating:       Green         Viability       5       Development is likely viable         Timescale for Deliverability       5       Up to 5 years	Planning Permission or		N/A					
Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Allocation							
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability		Statuto	ory allotment site. Site co	urrently in use for other purp	oses.		
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	<b>Achievability Criteria:</b>				Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	Viability		5	Development is likely	viable		•	
				Up to 5 years				
Comments on Admicvability	Comments on Achievability			•				

SHELAA Reference:	CFS33	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land North \	Vest of 71 School Road	d, Downham, Billericay, Es	sex		
Parish:	South Hanni	ngfield	Total Score:	102		
Developable Site Area	0.85		Reason for			
(ha):			discounted areas:			
Potential Yield:	19		Typology:	4		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Chelmsford City Centr	ot result in the loss of establis re, South Woodham Ferrers T	•		
5 ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	_	Neighbourhood Centr				
Proximity to the Workplace			king distance of an employm		n 	
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connect			alking distance to either a PR		network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	to the site		
Strategic Road Access	N/A	C'ha da a a a la a a la '				
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A			any non-designated heritage		1	
Archaeological Assets	5		contain any assets of archaec			
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5		n an area defined as Open Sp	ace. an exist	ing/proposed Country	
Defined Open Space		Park or 'Other' Green				
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	0		Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
		Grade 2 or Grade 3	<b>(</b>		:: 1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management A		Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		Ground treatment is not expected to be required				
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	0	Site is in excess of 2km	n walking distance of one or am Ferrers Town Centre			
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place			
Comments on Suitability	Outsi	de of DSB. In range of bus	s stops. TPO/2005/030 on no	rthern bound	dary.	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	4	Established single use				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability	Site c	urrently in use for other p	ourposes.			
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability		Up to 5 years				
	•	1				

<b>SHELAA Reference:</b>	CFS34	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land Rear o	of Rettendon Lodge, Ha	yes Chase, Battlesbridge, \	Nickford, Es	ssex		
Parish:	Rettendon		Total Score:	99			
Developable Site Area	3.91		Reason for	Electricity	lines (0.03ha)		
(ha):			discounted areas:				
Potential Yield:	77		Typology:	3			
Proposed Use:	Residential	Comments on the size					
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
		Chelmsford City Cent Neighbourhood Cent	re, South Woodham Ferrers 1 res	own Centre	or any designated		
Proximity to the Workplace	e 5	Site is within 2km wa	lking distance of an employm	ent allocation	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	tivity 0		to either an existing PROW o				
Vehicle Access	3		onstraints that would likely p	revent the in	nplementation of a route		
			ess into/adjacent to the site				
Strategic Road Access	N/A			1-			
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets 5		<u> </u>	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrai		Minerals or Waste Co	nsultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated   y international/national desig				
Flood Risk Constraints	5	Site is wholly within F	·	•			
Air Quality Management A	reas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints				
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3	·	out additional strain on but n	ot result in th	ne loss of on an		
			nool/healthcare facility/place	of worship/s	ports, leisure, or		
		recreation facility					
Comments on Suitability	Out	side of DSB. In range of bu	s stops. Not clear if there exis				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5		illing owner/public sector				
Land Condition	5	Vacant land & buildin	-				
Legal Constraints	3	Site may possibly face	e legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Pos	sible ransom strip.					
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	-		1		
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		, , , , , , ,					

SHELAA Reference:	CFS35	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land Sout	n West of Hillcroft Marig	old Lane, Stock, Ingatesto	ne, Essex			
Parish:	Stock		Total Score:	106			
Developable Site Area	6.47		Reason for				
(ha):			discounted areas:				
Potential Yield:	111		Typology: 2				
Proposed Use:	Residentia	I	Comments on the size				
· 			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Chelmsford City Cent Neighbourhood Cent		own Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocatio	n		
Public Transport	0	Site is in excess of 40	Om walking distance from all	services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacen	t to the site			
Strategic Road Access	N/	A					
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A		Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	Ste Constraints  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area				ite is not within a		
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge	0	The majority of the si Wedge	ite (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features		excess of 500m of an	Om of any locally designated   y international/national desig				
Flood Risk Constraints	5	•	Site is wholly within Flood Zone 1				
Air Quality Management Ar			Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5		Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbou					
Proximity to Key Services	3	Woodham Ferrers To					
Community Facilities	3		put additional strain on but no hool/healthcare facility/place				
Comments on Suitability	Ou	tside of DSB.					
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face an					
Planning Permission or	N/		<u> </u>				
Allocation	''						
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		L '					

SHELAA Reference:	CFS38		RAG Rating:	Red		3(	0 May 2023	
Site Address:	Land at	Thrift	Farm, Moulsham Thri	ift, Chel	msford, Essex			
Parish:	Chelmst	ford		Total	Score:	101		
Developable Site Area	30.53			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	374			Typol		27		
Proposed Use:	Residen	itial		Comn	nents on the size			
				of site	2:			
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•		
Proximity to the Workplace		5	Site is within 2km wall		ance of an employm	ent allocation	1	
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling					
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a	any desi	gnated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain a	iny assets of archaed	ological intere	est	
Minerals & Waste Constrain	Minerals or Waste Consultation Area							
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proposed C Park or 'Other' Green Space  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt						
Green Belt & Green Wedge	!	0	Wedge					
Land Classification	0 Site is predominantly Greenfield and primarily within the land cla Grade 2 or Grade 3							
Protected Natural Features	des				eature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		2	Up to 25% of the site a	area is w	ithin Flood Zone 3			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	-		and/or the C	ity Centre/South	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		and fro	nt to Urban Area. In ran om Galleywood Road. Ac Former gravel pit now po ce from Wood Street aff	ljacent a ond over	ncient woodland (M grown with trees an	oulsham Thri d separate cl	ft Wood) and ay pit also now wooded.	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own				
Land Condition		3	Low intensity land use		<u> </u>			
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A	· · · · ·					
Comments on Availability		Part of	the site is currently in u	se for ot	her purposes.			
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	, , , , , , , , , , , , , , , , , , , ,			
Timescale for Deliverability		<del>5</del> 5	Up to 5 years					
		_	1 6 ,					

SHELAA Reference:	e: CFS39 RAG Rating:			Amber	3	0 May 2023	
Site Address:	Land N	North W	est of St Cleres Hall, N	Main Road, Danbury, Ch	elmsford, Ess	Sex	
Parish:	Danbu	ıry		Total Score:	95		
Developable Site Area	8.9			Reason for			
(ha):				discounted areas:			
Potential Yield:	153			Typology:	2		
Proposed Use:	Reside	ential		Comments on the size of site:			
Suitability Criteria:				Suitability F	Rating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employm	ent allocation		
Impact on Retail Areas		5	· ·	t result in the loss of estable, South Woodham Ferrers es	•		
Proximity to the Workplace	!	5	Site is within 2km wall	king distance of an employ	ment allocatio	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mo	ore services		
PROW and Cycling Connect	ivity	5		alking distance to either a P		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	ent to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		3	_	or more designated herita			
Non-Designated Heritage A	ssets	5		any non-designated heritag			
Archaeological Assets		5		contain any assets of archa			
Minerals & Waste Constrain	nts	0	Site is wholly or partially within an identified Minerals Consultation Area and/or No Consultation Area where safeguarded infrastructure is permanent in nature or will allocated activity would not have ceased prior to the intended delivery of develop				
Defined Open Space		3 Site partially lies within an area defined as Open Space, an existing/proposed C Park or 'Other' Green Space				ting/proposed Country	
Green Belt & Green Wedge		5		n the Metropolitan Green E		=	
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily w			
Protected Natural Features		0		comprises of one or more	protected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation  Site is within 2km walking distance of all services and/or the City Centre/South				
Proximity to Key Services		3	Woodham Ferrers Tov	vn Centre			
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but ool/healthcare facility/plac	e of worship/s	sports, leisure, or	
Comments on Suitability		Space	(Limited Access). 1.39ha	stops. Adjacent to Registe protected under TPO/2000 e industrial area (soil and h	0/046; 1.39ha	LoWS.Part of eastern	
Availability Criteria:				Availability		Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		•	
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievabilit	v Rating:	Green	
Viability		5	Development is likely		,		
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	<u>, , , , , , , , , , , , , , , , , , , </u>				
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SHELAA Reference:	CFS40		RAG Rating:	Red		3(	0 May 2023
Site Address:	Street Re	ecord	Windsor Road, Down	nham, Bill	ericay, Essex		
Parish:	South Ha	anning	gfield	Total So	core:	99	
Developable Site Area	1.64			Reason	for		
(ha):				discour	nted areas:		
Potential Yield:	68			Typolog	gy:	7	
Proposed Use:	Resident	tial		Comme	ents on the size		
				of site:			
Suitability Criteria:				Suitability Ra	ting:	Red	
Proximity to Employment A	reas (	)	Site is wholly/partially	located w	rithin an existing/p	roposed emp	loyment allocation
Impact on Retail Areas	5	5	Development does no	t result in	the loss of establis	hed shops ar	d services within
			Chelmsford City Centr		Voodham Ferrers T	own Centre	or any designated
D : '' : : : : : : : : : : : : : : : : :		_	Neighbourhood Centre				
Proximity to the Workplace			Site is within 2km wall				1
Public Transport	i. city C		Site is within 400m was				ootwork
PROW and Cycling Connect							ICLWUIK
Vehicle Access	5		A route exists enabling	g venicie a	ccess iiito/aujacen	t to the site	
Strategic Road Access		V/A	Site dees not contain	any docion	ated horitage assa	tc	
Designated Heritage Assets		5	Site does not contain a				
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage Assets 5 Site is not thought to contain any assets of a						2¢†	
Archaeological Assets 5 Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals or Waste Constraints  Minerals or Waste Consultation Area				ite is not within a			
Defined Open Space					ing/proposed Country		
Green Belt & Green Wedge		1	Park or 'Other' Green	_	more) lies within t	ha Matronoli	tan Green Belt or Green
Green Beit & Green Wedge	dge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or 0 Wedge				tan dicen belt of dicen		
Land Classification	d Classification 5			Previously	Developed Land		
Protected Natural Features	5	5	Site is in excess of 100	m of any l	ocally designated p	protected nat	ural features and in
			excess of 500m of any			nated protec	ted natural features
Flood Risk Constraints	5		Site is wholly within Fl				
Air Quality Management Ar			Site is in excess of 500				
Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	(		Site has neighbouring		<u> </u>		
Proximity to Key Services	(	נ	Site is in excess of 2km Centre/South Woodha	_		more service:	s and the City
Community Facilities	3	3	Development would p			ot result in th	e loss of on an
ooarrey racing co		-	existing/proposed sch				
			recreation facility				
Comments on Suitability	(	Outside	of DSB. In range of bus	s stops.			
Availability Criteria:					<b>Availability R</b>	lating:	Green
Land Ownership	5		Held by developer/wil		r/public sector		
Land Condition	3	3	Low intensity land use				
Legal Constraints	5	5	Site does not face any known legal issues				
Planning Permission or	ı	N/A		_			
Allocation							
Comments on Availability	9	Site is c	currently in use for othe	r purposes	S		
<b>Achievability Criteria:</b>					Achievability	Rating:	Green
Viability	5		Development is likely	viable			
Timescale for Deliverability	5	5	Up to 5 years				
Comments on Achievability			·				<u> </u>

SHELAA Reference:	CFS41	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land North	of Chickdene Farm, Wi	ndsor Road, Downham, Bi	llericay, Ess	sex	
Parish:	South Hanni	ngfield	Total Score:	101		
Developable Site Area	1.15		Reason for			
(ha):			discounted areas:			
Potential Yield:	26	Typology: 4				
Proposed Use:	Residential	Comments on the size				
·			of site:			
Suitability Criteria:			Suitability Ra	ating:	Red	
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employme	nt allocation		
Impact on Retail Areas	5		ot result in the loss of establis re, South Woodham Ferrers T res	•		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5 5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrai	Minerals or Waste Consultation Area					
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/prop Park or 'Other' Green Space					
Green Belt & Green Wedge	The majority of the site (90% or more) lies within the Metropolitan Green Wedge				itan Green Belt or Green	
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classification/ Grade 2 or Grade 3				
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management A	reas 5	Site is in excess of 500	Om from a designated AQMA			
Ground Condition Constrai	nts 5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	3		out additional strain on but no nool/healthcare facility/place			
Comments on Suitability	Adja	cent to DSB. In range of b	us stops.	-		
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & buildin	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A	- 1				
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability		Up to 5 years	-			

New Barnes Farm, Ingatestone Road, Highwood, Chelmsford, Essex, CM1 3RB Parish: Highwood	SHELAA Reference:	CFS42		RAG Rating:	Red		3(	0 May 2023	
Developable Site Area   (ha):	Site Address:	New B	arnes F	arm, Ingatestone Roa	ıd, Highw	ood, Chelmsford,	, Essex, CM	1 3RB	
Comments on the size	Parish:	Highw	ood		Total S	core:	90		
Potential Yield:   Residential   Comments on the size of size:   Comments on the size of size:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Red	Developable Site Area	0.32			Reasor	n for			
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Red	(ha):				discou	nted areas:			
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Red	Potential Yield:	14			Typolo	gy:	20		
Suitability Criteria:   Suitability Rating:   Red	Proposed Use:	Reside	ntial		Comm	ents on the size			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation					of site:				
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	ting:	Red	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport PROW and Cycling Connectivity O Site is in excess of 2km walking distance from all services PROW and Cycling Connectivity Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 5 Site is predominantly Previously Developed Land Protected Natural Features 3 Site does not comprise of any protected natural feature but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national d	Proximity to Employment A	reas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation	•	
Public Transport  PROW and Cycling Connectivity  Osite is in excess of 400m walking distance from all services  Sample of Cycling Connectivity  Osite is not connected to either an existing PROW or cycle network  PROW and Cycling Connectivity  Sample of Cycling Connectivity  Sample of Cycling Connectivity  On Site is not connected to either an existing PROW or cycle network  Provided Access  N/A  Designated Heritage Assets  Sample of Cycling C	Impact on Retail Areas	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres							
PROW and Cycling Connectivity  O Site is not connected to either an existing PROW or cycle network  Vehicle Access  S A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  S Site does not contain any designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Archaeological Assets  S Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  S Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  S Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature  Flood Risk Constraints  S Site is predominantly Previously Developed Land  Flood Risk Constraints  S Site is site is wholly within Flood Zone 1  Air Quality Management Areas  S Site is is excess of \$00m from a designated AQMA  Ground Condition Constraints  S Site is in excess of \$00m from a designated AQMA  Ground Condition Constraints  S Site is excess of \$00m from a designated AQMA  Ground Condition Constraints  S Site is excess of \$00m from a designated AQMA  Ground Condition  S Site is excess of \$00m from a designated AQMA  Ground Condition  S Site is excess of \$00m from a designated AQMA  Ground Condition  S Site is necess of \$00m from a designated AQMA  Ground Condition  S Site is not work within \$00m for a designated AQMA  Ground Condition  S Site is not work within \$00m for a designated AQMA  Ground Condition  S S S S S S S S S S S S S S S S S S	Proximity to the Workplace		0	Site is in excess of 2km	n walking	distance of an emp	loyment allo	cation	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 5 Site is predominantly Previously Developed Land  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:	Public Transport		0	Site is in excess of 400	)m walking	g distance from all s	services		
Designated Heritage Assets   S   Site does not contain any designated heritage assets   S   Site does not contain any non-designated heritage assets   S   Site does not contain any non-designated heritage assets   Archaeological Assets   S   Site does not contain any non-designated heritage assets   Archaeological Assets   S   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   S   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   The side of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   The side of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   The side of the side	PROW and Cycling Connect	ivity	0	Site is not connected t	to either a	n existing PROW or	cycle netwo	rk	
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle a	access into/adjacen	t to the site		
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets	Strategic Road Access		N/A						
Archaeological Assets    Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   Site is set than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Designated Heritage Assets		5	Site does not contain a	any desigr	nated heritage asset	ts		
Minerals & Waste Constraints	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-d	esignated heritage	assets		
Minerals or Waste Consultation Area	Archaeological Assets		5	Site is not thought to	contain ar	ny assets of archaed	logical intere	est	
Green Belt & Green Wedge  Land Classification  Frotected Natural Features  Site is predominantly Previously Developed Land  Protected Natural Features  Site is predominantly Previously Developed Land  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Ois lite has neighbouring constraints but in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Availability Rating:  Green  Site is nexcess of 2km wnown legal issues  Planning Permission or Allication  Comments on Availability  Site occupied by other uses.  Achievability Rating:  Achievability Rating:  Achievability Rating:  Achievability Rating:  Site occupied by other uses.	Minerals & Waste Constrain	nts	5				rding Area. S	ite is not within a	
Land Classification 5 Site is predominantly Previously Developed Land  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated AQMA  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site occupied by other uses.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Defined Open Space		Park or 'Other' Green Space			ing/proposed Country			
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Site occupied by other uses.  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green	Green Belt & Green Wedge					more) lies within th	ne Metropoli	tan Green Belt or Green	
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Site occupied by other uses.  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Classification	nd Classification 5 Site is predominan			Previously	Developed Land			
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Site occupied by other uses.  Achievability Criteria: Achievability Rating: Green  Achievability Criteria: Achievability Rating: Green  Achievability Criteria: Achievability Rating: Green  Finescale for Deliverability 5 Development is likely viable	Protected Natural Features		3	designated protected	natural fe	ature or within 500			
Size of the stat	Flood Risk Constraints		5	Site is wholly within Fl					
Neighbouring Constraints  O Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  N/A  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site occupied by other uses.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site occupied by other uses.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		0	· · · · · · · · · · · · · · · · · · ·					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site occupied by other uses.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		0		_		nore service:	s and the City	
Availability Criteria:  Land Ownership  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site occupied by other uses.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  S Availability Rating:  Availability Rating:  Green  Availability Rating:  Achievability Rating:  Site occupied by other uses.	Community Facilities		5	existing/proposed sch		•			
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site occupied by other uses.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		Outsid	e of DSB.					
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site occupied by other uses.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability R	ating:	Green	
Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site occupied by other uses.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	<b>.</b>		5	Held by developer/wil	lling owne	•			
Legal Constraints  Planning Permission or N/A  Allocation  Comments on Availability  Site occupied by other uses.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Site does not face any known legal issues  Achievability  Achievability Rating:  Green  Up to 5 years	·								
Planning Permission or Allocation  Comments on Availability  Site occupied by other uses.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years									
Allocation  Comments on Availability  Site occupied by other uses.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years				1 ,		=			
Comments on Availability  Site occupied by other uses.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	~		.,,,						
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years			Site oc	cupied by other uses.					
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Achievability Criteria:					Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	viable				
				<u> </u>					
A COLUMN TO A COLU	Comments on Achievability								

SHELAA Reference:	CFS43		RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land S	outh of	38 Chalklands, Sando	on, Chelmsford, Essex				
Parish:	Sando	n		Total Score:	100			
Developable Site Area	0.63			Reason for				
(ha):				discounted areas:				
Potential Yield:	12			Typology:	5			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	reas	5	•	existing/proposed employme				
Impact on Retail Areas		5	•	t result in the loss of establis	•			
			· ·	e, South Woodham Ferrers 1	own Centre	or any designated		
Duguineitus to the Manufactor		0	Neighbourhood Centres  Site is in excess of 2km walking distance of an employment allocation					
Proximity to the Workplace	<u>;</u>	5		alking distance of one or mor		Cation		
Public Transport	:a					vele		
PROW and Cycling Connect					JI K			
Vehicle Access		5	A Toute exists enabling	g vernicle access into/aujacen	it to the site			
Strategic Road Access			N/A					
<u> </u>	signated Heritage Assets 5 Site does not contain any designated heritage assets  on-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets							
Non-Designated Heritage A	ssets	5		contain any assets of archaed		not-		
Archaeological Assets		5		·				
Minerals & Waste Constrain	nts	5	Minerals or Waste Co	is within a Minerals Safegua nsultation Area	irding Area. S	ite is not within a		
Defined Open Space		5	5 Site does not lie within an area defined as Open Space, an existing/proposed Coun Park or 'Other' Green Space					
Green Belt & Green Wedge		5 Site does not lie within the Metropolitan Green Belt or Green Wedge				/edge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	not expected to be required				
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		0		n walking distance of one or	more service	s and the City		
Community Facilities		5	•	am Ferrers Town Centre not result in the loss of nor pu	ıt additional	strain on an		
Community Facilities		3	•	ool/healthcare facility/place				
Comments on Suitability			nt to DSB. In range of bu 221/126.	us stops. Protected Trees alo	ng the easter	n bounary reference		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or		N/A						
Allocation								
Comments on Availability		Possibl	e ransom strip. Right of	way over the land.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								
•		•						

SHELAA Reference:	CFS44		RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land N	orth of	Cranham Road, Little	Waltham, Chelmsford, E	ssex		
Parish:	Little W	/althar	n	Total Score:	77		
Developable Site Area	9.73			Reason for			
(ha):				discounted areas:			
Potential Yield:	0			Typology:	33		
Proposed Use:	Employ	ment		Comments on the size	Size of sit	e is potentially suitable	
•				of site:		ployment use	
Suitability Criteria:				Suitability Ra		Amber	
Proximity to Employment A	reas	N/A		, , , , , , , , , , , , , , , , , , ,			
Impact on Retail Areas		N/A					
Proximity to the Workplace	,	N/A					
Public Transport		0	Site is in excess of 400	m walking distance from all s	services		
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access	ivicy	5		g vehicle access into/adjacen			
Strategic Road Access		0		ess to nor is adjacent to the s		network primary road	
Strategic Road Access		U		ed trunk road or a B-road	trategie roda	network, primary road	
Designated Heritage Assets		5	_	any designated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	0	Site is wholly or partia	Illy within an identified Mine	rals Consulta	tion Area and/or Waste	
				ere safeguarded infrastructui			
				activity would not have ceased prior to the intended delivery of developme			
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Coun				
		Park or 'Other' Green Space					
Green Belt & Green Wedge	!	5 Site does not lie within the Metropolitan Green Belt or Green Wedge					
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features		3					
Frotected Natural Features		3	•	natural feature or within 500		•	
			designated protected		01 4		
Flood Risk Constraints		5	Site is wholly within F	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain		3	Ground treatment is e	expected to be required on pa	art of the site	9	
Neighbouring Constraints		N/A		<u> </u>			
Proximity to Key Services		N/A					
Community Facilities		5		not result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability			e of DSB. Site is adjacent pond, no receptors.	t to Drakes Lane Industrial Pa	rk. Sand and	gravel extraction in 2000,	
Availability Criteria:		now a	pond, no receptors.	Availability R	Pating:	Yellow	
Land Ownership		3	Promoter has an ontic	on to purchase site or collabo			
Land Condition		5	Vacant land & building	•		0	
Legal Constraints		3	Site may possibly face				
Planning Permission or			nission 21/00450/REM granted. Awaiting start on site				
Allocation			55.511 21/00 <del>1</del> 50/ NEIVI	brantea. Awaiting start Of	. 5110		
Comments on Availability		Landov	vner/s have not been in	volved in submission. No evid	dence of land	lowner/s support with	
Comments on Availability			sion. Site not within pro		acrice or lane	owner, a support with	
<b>Achievability Criteria:</b>				Achievability	Rating:	Green	
Viability		5	Development is likely			1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	<u>.</u>				
The state of the s							

SHELAA Reference: (	FS45	RAG Rating:	Red	3	0 May 2023		
Site Address:	Larmar Engi	neering Co Ltd, Main R	oad, Margaretting, Ingate	stone, Essex	x, CM4 9JD		
Parish:	Margarettin	g	Total Score:	91			
Developable Site Area	1.19		Reason for				
(ha):			discounted areas:				
Potential Yield:	27		Typology:	4			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
		Neighbourhood Centr					
Proximity to the Workplace	0	Site is in excess of 2kr	n walking distance of an emp	loyment allo	cation		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connecti	vity 5	Site is within 100m w	alking distance to either a PR	OW or cycle i	network		
Vehicle Access	5		g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	e or more designated heritage	e assets			
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	_	contain any assets of archaed				
Minerals & Waste Constrain	its 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a		
Defined Open Space	5	Park or 'Other' Green			,		
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,		
<b>Protected Natural Features</b>	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	_	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	its 5	Ground treatment is not expected to be required					
Neighbouring Constraints	0		Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3		out additional strain on but no				
		= ' '	nool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability	Adia	recreation facility	us stops. Adjacent to Grade 2	listed buildin	na Adiacent to a		
Comments on Suitability			tected under TPO/2004/044.	iistea ballali	ig. Adjacent to a		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any known legal issues					
Planning Permission or	N/A						
Allocation	1.77.						
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
		Davidana antia libati	-		•		
Viability	5	Development is likely	viable				
Viability Timescale for Deliverability	5	Up to 5 years	viable				

SHELAA Reference:	CFS46		RAG Rating:	Green	3	0 May 2023		
Site Address:	67 Pea	rtree La	ane, Bicknacre, Chelm	sford, Essex, CM3 4	LS			
Parish:	Bickna	cre		Total Score:	104			
Developable Site Area	0.43			Reason for				
(ha):				discounted areas:				
Potential Yield:	10		Typology: 17					
Proposed Use:	Reside	ntial	Comments on the size					
			of site:					
Suitability Criteria:				Suitabili	ty Rating:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed emp	loyment allocation			
Impact on Retail Areas		5	Development does no		•			
			Chelmsford City Centr		rrers Town Centre	or any designated		
			Neighbourhood Centr					
Proximity to the Workplace	!	0	Site is in excess of 2kn			cation		
Public Transport		5	Site is within 400m wa			· ···l·		
PROW and Cycling Connect	ivity	0	Site is not connected t			ork		
Vehicle Access		5	A route exists enabling	g venicie access into/a	djacent to the site			
Strategic Road Access		N/A	611 1 1 1					
Designated Heritage Assets		5	Site does not contain	, , ,				
Non-Designated Heritage A								
Archaeological Assets		5	_	· ·				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proposed Cou Park or 'Other' Green Space				ing/proposed Country		
Green Belt & Green Wedge	lge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge			Vedge				
Land Classification		0 Site is predominantly Greenfield and primarily within the land classification/s Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features		3	Site does not comprise designated protected			within 100m of a locally		
			designated protected	natural feature		Thational, hational		
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated A	AQMA			
Ground Condition Constrain	nts	3	Ground treatment is e	xpected to be required	d on part of the site	9		
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	_	rvices and/or the C	ity Centre/South		
Community Facilities		5	Development would n	ot result in the loss of	nor put additional	strain on an		
			existing/proposed sch	ool/healthcare facility,	/place of worship/s	ports, leisure, or		
			recreation facility					
Comments on Suitability		Adjace	nt to DSB. In range of bu					
Availability Criteria:			L		lity Rating:	Green		
Land Ownership		5	Held by developer/wil	• •	or			
Land Condition		3	Low intensity land use					
Legal Constraints		5						
Planning Permission or Allocation		N/A						
Comments on Availability		Site in	use for other purposes.					
Achievability Criteria:				Achieva	bility Rating:	Green		
Viability		5	Development is likely	viable		•		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: (			RAG Rating:	Amber		0 May 2023	
Site Address:	Land a	t Juncti	on of Woodhill Road a	and Hulls Lane, Sandon,	Chelmsford,	Essex	
Parish:	Sando	n		Total Score:	111		
Developable Site Area	1.11			Reason for			
(ha):				discounted areas:			
Potential Yield:	25			Typology:	4		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability R	lating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employm	ent allocation		
Impact on Retail Areas	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				or any designated		
Proximity to the Workplace		5	Site is within 2km walk	king distance of an employr	ment allocation	n	
Public Transport		5	Site is within 400m wa	lking distance of one or mo	ore services		
PROW and Cycling Connecti	vity	5	Site is within 100m wa	lking distance to either a P	ROW or cycle	network	
Vehicle Access		5	A route exists enabling	y vehicle access into/adjace	nt to the site		
Strategic Road Access	egic Road Access N/A						
Designated Heritage Assets		5	Site does not contain a	any designated heritage ass	ets		
Non-Designated Heritage As	ssets	5	Site does not contain a	any non-designated heritag	e assets		
Archaeological Assets 5			Site is not thought to o	contain any assets of archae	eological inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safegu Isultation Area	iarding Area. S	ite is not within a	
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space			ing/proposed Country		
Green Belt & Green Wedge		5	Site does not lie within	the Metropolitan Green B	elt or Green V	Vedge	
Land Classification		0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				lassification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural f natural feature or within 50 natural feature			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Are	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	its	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	ng constraints			
Proximity to Key Services		0		n walking distance of one on Im Ferrers Town Centre	r more service	s and the City	
Community Facilities		3	·	ut additional strain on but ool/healthcare facility/plac			
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.			
Availability Criteria:				Availability	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		•	
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or		N/A					
Allocation		,					
Comments on Availability							
Achievability Criteria:				Achievabilit	y Rating:	Green	
CTUNITY CITCHIA.							
•		5	Development is likely	<i>r</i> iable			
Viability Timescale for Deliverability		5	Development is likely of Up to 5 years	viable			

SHELAA Reference:	CFS48	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land East o	f Myjoy, Woodhill Road	, Sandon, Chelmsford, Ess	sex			
Parish:	Sandon		Total Score:	108			
Developable Site Area	0.36		Reason for				
(ha):			discounted areas:				
Potential Yield:	11	Typology: 17					
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	· ·	ot result in the loss of establis	•			
			re, South Woodham Ferrers	Town Centre	or any designated		
Donation to the Alexander land		Neighbourhood Centr		ont allegation			
Proximity to the Workplace			king distance of an employm		11		
Public Transport	5		alking distance of one or mor		محاد		
PROW and Cycling Connect			to either an existing PROW of		ЛК		
Vehicle Access	5		g vehicle access into/adjacer	it to the site			
Strategic Road Access	N/A		any designated begitters				
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archae				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open S <sub>l</sub> Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classification/s Grade 2 or Grade 3					
Protected Natural Features	3		e of any protected natural fe natural feature or within 50				
		designated protected			•		
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA	ı			
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0	Site is in excess of 2kr	m walking distance of one or	more service	s and the City		
			am Ferrers Town Centre				
Community Facilities	5	· ·	not result in the loss of nor p				
		recreation facility	nool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability	Out	side of DSB. In range of bu	s stops.				
Availability Criteria:			Availability I	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		J. CC		
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any known legal issues					
Planning Permission or	N/A						
Allocation	IN/F	•					
Comments on Availability							
<b>Achievability Criteria:</b>			Achievability	/ Rating:	Green		
Viability	5	Development is likely	viable	-	•		
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

SHELAA Reference:	CFS50		RAG Rating:	Gree	en	3	0 May 2023
Site Address:	Land Ea	st of P	remier Lodge Hotel, N	vlain Ro	ad, Boreham, Che	lmsford, Es	ssex
Parish:	Borehar	n		Total	Score:	96	
Developable Site Area	3.07			Reasc	on for		
(ha):				disco	unted areas:		
Potential Yield:	0			Typol	ogy:	32	
Proposed Use:	Employ	ment		Comn	nents on the size	Size of sit	e is potentially suitable
				of site	2:	for all em	ployment use
Suitability Criteria:					Suitability Ra	ting:	Green
Proximity to Employment A	Areas	N/A				_	
Impact on Retail Areas		N/A					
Proximity to the Workplace	9	N/A					
Public Transport		5	Site is within 400m wa	lking dis	stance of one or more	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking dis	tance to either a PRO	OW or cycle	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		5	Site has direct access t	to or is a	djacent to the strate	gic road net	work
Designated Heritage Assets	5	3	Site is adjacent to one	or more	designated heritage	assets	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to	contain a	any assets of archaed	logical inter	est
Minerals & Waste Constrai	nts	ts 5 Less than 5ha o			n a Minerals Safegua	rding Area. S	Site is not within a
			Minerals or Waste Cor				
Defined Open Space		5	Park or 'Other' Green		a defined as Open Sp	ace, an exist	ting/proposed Country
Green Belt & Green Wedge		5	Site does not lie within	•	tropolitan Green Bel	t or Green \	Nedge
Land Classification		0					classification/s: Grade 1,
Land Classification		Grade 2 or Grade 3				ciassification, s. Grade 1,	
Protected Natural Features	ed Natural Features 3			e of any	protected natural fea	atures but is	within 100m of a locally
			designated protected			m of an inte	ernational/national
<u></u>			designated protected				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1  Site is in excess of 500m from a designated AQMA				
Air Quality Management A		5					
Ground Condition Constrain		5	Ground treatment is n	ot expe	ted to be required		
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A 5	Development would n	ot rocult	in the loss of nor nu	t additional	strain on an
Community Facilities		5	existing/proposed sch		·		
			recreation facility	,	,,,,,,		
Comments on Suitability		Outside	e of DSB. Within range o	f propos	sed rail station & bus	stops. Acce	ss is available from Main
		Road. A	Adjacent to a Registered	Park an	d Garden.		
Availability Criteria:					Availability R	ating:	Green
Land Ownership		5	Held by developer/wil	ling own	er/public sector		
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or		N/A					
Allocation							
Comments on Availability		Possibl	e ransom strip. Other de	evelopm	ents may have right	of way over	the land.
<b>Achievability Criteria:</b>					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability	,	5	Up to 5 years				
Comments on Achievability	,			-			

SHELAA Reference:	CFS51	RAG Rating:	Green	3	0 May 2023			
Site Address:	Field OS R	ef 4730, The Chase, Bore	ham, Chelmsford, Essex					
Parish:	Boreham		Total Score:	112				
Developable Site Area	1.42		Reason for					
(ha):			discounted areas:					
Potential Yield:	32		Typology:	4				
Proposed Use:	Residentia		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Green			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	•			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within			
·		Chelmsford City Cent Neighbourhood Cent	re, South Woodham Ferrers T res	own Centre	or any designated			
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocatio	n			
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network			
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site				
Strategic Road Access	N/	A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est			
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area						
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/p Park or 'Other' Green Space				ing/proposed Country			
Green Belt & Green Wedge	5		in the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	3	Site does not compris	se of any protected natural fe	atures but is	within 100m of a locally			
			natural feature or within 500	Om of an inte	rnational/national			
		designated protected						
Flood Risk Constraints	2		Up to 25% of the site area is within Flood Zone 3					
Air Quality Management Ai		Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain			Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour		.,				
Proximity to Key Services	5		alking distance of all services	and/or the C	ity Centre/South			
Community Facilities	3	Woodham Ferrers To	wn Centre out additional strain on but no	nt result in th	ne loss of on an			
Community Facilities	3		nool/healthcare facility/place					
Comments on Suitability			us stops. Access is available fi	rom resident	ial development (The			
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/w	illing owner/public sector		1			
Land Condition	4	Established single use						
Legal Constraints	5	Site does not face any	y known legal issues					
Planning Permission or	N/							
Allocation	-/							
Comments on Availability	Site	e in use for other purposes.						
Achievability Criteria:			Achievability	Rating:	Green			
Viability	5	Development is likely	•					
· · · · · · · · · · · · · · · · · · ·		Up to 5 years	-					
Timescale for Deliverability								

Parish:  Developable Site Area (ha):  Potential Yield:  3	riars Farm Joreham 1.97	, Main Road, Boreham,	Chelmsford, Essex, CM3 3	SAD			
Developable Site Area (ha):  Potential Yield: 3							
(ha): Potential Yield: 3	1.97		Total Score:	107			
Potential Yield: 3			Reason for				
			discounted areas:				
Proposed Use:	77		Typology:	1			
noposcu osc.	esidential		Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment Area	as 5	Site is outside of any o	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated		
Proximity to the Workplace	5		king distance of an employm		n		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connectivit	ty 5		alking distance to either a PR		network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A	١					
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage Asse		Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constraints	further assessment to be undertaken in the form of a Minerals Resource Assess				Resource Assessment		
Defined Open Space 5 Site does n Park or 'Ot			n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green W	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1				
Air Quality Management Area	s 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constraints</b>	5	Ground treatment is not expected to be required					
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all services a	nd/or the Cit	y Centre/South		
Community Facilities	3	Development would p	out additional strain on but no lool/healthcare facility/place				
Comments on Suitability		side of DSB. In range of bus n Main Road, Boreham.	s stops. An access track to the	e north of the	e site provides access		
Availability Criteria:	101		Availability R	Rating:	Green		
Land Ownership	3	Promoter has an option	on to purchase site or collabo				
Land Condition	5	Vacant land & building	<u>'</u>				
Legal Constraints	5	Site does not face any	-				
Planning Permission or	N/A	•	<u> </u>				
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable		•		
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	CFS53		RAG Rating:	Amber	3	30 May 2023		
Site Address:	Land N	lorth of	Cricketers Close, Bro	omfield, Chelmsford				
Parish:	Broom	nfield		Total Score:	86			
Developable Site Area	14.596	5		Reason for	Gas Pipe a	and Buffer (0.046ha)		
(ha):				discounted areas:				
Potential Yield:	250			Typology:	1			
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:				Suitability R		Amber		
Proximity to Employment A	reas	5		existing/proposed employme				
Impact on Retail Areas		5		t result in the loss of establis e, South Woodham Ferrers <sup>-</sup> es	•			
Proximity to the Workplace	<b>;</b>	5	Site is within 2km wall	king distance of an employm	ent allocation	n		
Public Transport		5		alking distance of one or mo				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage A	ssets	3	-	or more non-designated he				
Archaeological Assets		0		ain one or more assets of ar				
Minerals & Waste Constrain	nts	0	Consultation Area who	ere safeguarded infrastructu	erals Consultation Area and/or Waste cure is permanent in nature or where the the intended delivery of development			
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open S <sub>i</sub> Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within t	the Metropoli	itan Green Belt or Green		
Land Classification		3		Greenfield and primarily wit 4, Grade 5, non-agricultural	-			
Protected Natural Features		0		comprises of one or more p				
Flood Risk Constraints		1	25%-50% of the site a	rea is within Flood Zone 3				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		3	·	ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability		local va of tree	alue. Archaeology Ref: A	is stops. Potential access off RCSIT/1880 on site. 0.438ha 2011/015, TPO/2011/016, TI EAHLD31126.	protected by	TPO/2001/037. Handful		
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		3	Promoter has an option	on to purchase site or collabo		sting owner		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS54	RAG Rating:	Ambe	er	3	0 May 2023	
Site Address:	Land at Bo	reham Interchange, Colo	chester Ro	ad, Boreham, Ch	nelmsford,	Essex	
Parish:	Boreham		Total Sc	ore:	79		
Developable Site Area	84.278		Reason	for	Gas pipe	and Buffer (0.363ha),	
(ha):			discoun	ted areas:	Electricity line (0.069ha)		
Potential Yield:	1321		Typolog	gy:	26		
Proposed Use:	Residentia	I	Comme of site:	nts on the size			
Suitability Criteria:			-	Suitability Ra	ting:	Amber	
Proximity to Employment A	reas 3	Site is adjacent to an				1.7	
Impact on Retail Areas	5	Development does no					
		Chelmsford City Centr Neighbourhood Centr	re, South W res	oodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal				n	
Public Transport	5	Site is within 400m w					
PROW and Cycling Connect	ivity 0	Site is not connected				ork	
Vehicle Access	5	A route exists enablin	ng vehicle ac	ccess into/adjacen	t to the site		
Strategic Road Access	N/A	A					
Designated Heritage Assets	0	Site contains one or n	nore design	ated heritage asse	ets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-de	esignated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any	y assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 0	Site is wholly or partially within an identified Minerals Consultation Area and Consultation Area where safeguarded infrastructure is permanent in nature allocated activity would not have ceased prior to the intended delivery of de				ent in nature or where the	
Defined Open Space	3	Site partially lies with Park or 'Other' Green		lefined as Open Sp	ace, an exist	ting/proposed Country	
Green Belt & Green Wedge	5	Site does not lie withi	in the Metro	opolitan Green Be	lt or Green V	Vedge	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield	and primarily with	nin the land o	classification/s: Grade 1,	
<b>Protected Natural Features</b>	0	Site partially or wholl	y comprises	of one or more p	rotected nat	ural features	
Flood Risk Constraints	1	25%-50% of the site a	rea is withi	n Flood Zone 3			
Air Quality Management Ar	eas 5	Site is in excess of 500	0m from a c	designated AQMA			
<b>Ground Condition Constrain</b>	nts 3	Ground treatment is	expected to	be required on pa	art of the site	9	
Neighbouring Constraints	0	Site has neighbouring	g constraints	s with no potentia	l for mitigation	on	
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	_	ce of all services a	nd/or the Cit	ty Centre/South	
Community Facilities	3	Development would pexisting/proposed scherecreation facility					
Comments on Suitability	rou Adj (Lir	tside of DSB. Within range of indabout at Boreham interd facent to Grade 2 listed buil mited Access). 0.449ha prot L461, CHL512.	change. Cyc Iding. Partia	le Route 9 begins a Illy within a conser	adjacent to N vation area.	Northern boundary of site. Natural Green Space	
Availability Criteria:				Availability R	lating:	Green	
Land Ownership	5	Held by developer/wi	illing owner	/public sector			
Land Condition	3	Low intensity land use	es				
Legal Constraints	5	Site does not face any	y known leg	al issues			
Planning Permission or Allocation	22,	/02270/FUL received, ye	t to be de	termined			
Comments on Availability	Site	in use for other purposes.					
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Tilliescale for Deliverability							

SHELAA Reference: 0	CFS55		RAG Rating:	Yellow	3	0 May 2023	
Site Address:	Land E	ast and	West of the A12, No	rth West of Howe Green,	Sandon, Ch	elmsford, Essex	
Parish:	Great E	Baddow	I	Total Score:	76		
Developable Site Area	88.85			Reason for	Gas pipe	and Buffer (0.036ha),	
(ha):				discounted areas:	Electricity	line (0.444ha)	
Potential Yield:	0			Typology:	32+33+34		
Proposed Use:	Employ	ment		Comments on the size	Size of sit	e is potentially suitable	
·				of site:	for all em	ployment use	
Suitability Criteria:				Suitability Ra	iting:	Yellow	
Proximity to Employment A	reas	N/A					
Impact on Retail Areas		N/A					
Proximity to the Workplace		N/A					
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connecti	vity	5	Site is within 100m wa	alking distance to either a PRO	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		5	Site has direct access	to or is adjacent to the strate	gic road net	work	
Designated Heritage Assets		0	Site contains one or m	ore designated heritage asse	ets		
Non-Designated Heritage As	ssets	3	Site is adjacent to one	or more non-designated her	itage assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	0	Site is wholly or partia	lly within an identified Miner	rals Consulta	tion Area and/or Waste	
			Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development				
			•	•			
Defined Open Space  5 Site does not lie within an area defined as Open Space, a Park or 'Other' Green Space				ace, an exist	ing/proposed Country		
Croon Bolt 9 Croon Wodge				space n the Metropolitan Green Be	lt or Green V	Vedge	
Green Belt & Green Wedge Land Classification		5 0					
Land Classification		O Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3					
Protected Natural Features		0		comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints		2		area is within Flood Zone 3			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain		3	Ground treatment is e	expected to be required on pa	art of the site	2	
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A					
Community Facilities		5	Development would not result in the loss of nor put additional strain on an				
,			existing/proposed school/healthcare facility/place of worship/sports, leisure, or				
			recreation facility				
Comments on Suitability				is stops. Grade 2 listed buildi			
				rity 4 small unknown infill: 15 PRCHL17; Priority 4: 1094; Hi			
				2: 1627; Priority 2: 1628; Prio			
Availability Criteria:				Availability R		Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		3	Low intensity land use				
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A	1	<u> </u>			
Allocation		,					
Comments on Availability		Site in	use for other purposes.				
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	•			
Viability							
Timescale for Deliverability		5	Up to 5 years				

SHELAA Reference:	CFS56		RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land N	North of	Mill Lane East of Barl	ey Mead and South of Ma	aldon Road	, Danbury, Chelmsford,		
	Essex							
Parish:	Danbu	ıry		Total Score:	100			
Developable Site Area	18.44			Reason for				
(ha):				discounted areas:				
Potential Yield:	316			Typology:	1			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	iting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation			
Impact on Retail Areas		5	· ·	t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	•	5	Site is within 2km wall	king distance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts			
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	0		lly within an identified Miner		•		
				ere safeguarded infrastructu Id not have ceased prior to th	•			
Defined Open Space		5	·	n an area defined as Open Sp				
Defined Open Space		3	Park or 'Other' Green		acc, arr exist	ing, proposed country		
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
			Grade 2 or Grade 3					
Protected Natural Features		0		comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required  Site has neighbouring constraints with no potential for mitigation					
Neighbouring Constraints		0						
Proximity to Key Services		3	Woodham Ferrers Tov	king distance of all services a	nd/or the Cit	ty Centre/South		
Community Facilities		3	Development would p	ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability				is stops. Existing informal acc	cess off Cher	ry Garden Lane. 0.047ha		
Availability Criteria:		protec	11 0/2007/04	Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any					
Planning Permission or		N/A						
Allocation		,						
Comments on Availability								
Achievability Criteria:				Achievability	Rating	Yellow		
		5	Development is likely	•	Mating.	10.1044		
Viahility								
Viability Timescale for Deliverability		4	Over 5 years					

SHELAA Reference:	CFS58		RAG Rating:	Amber		3(	0 May 2023	
Site Address:	Land E	ast of L	ittle Fields and North	of Maldon	Road, Danbury	, Chelmsfo	rd, Essex	
Parish:	Danbu	ıry		Total Scor	e:	103		
Developable Site Area	6.7			Reason fo	r			
(ha):				discounte	d areas:			
Potential Yield:	115			Typology:		2		
Proposed Use:	Reside	ential		Comment	s on the size			
				of site:				
Suitability Criteria:				S	uitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/prop	osed employme	nt allocation		
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centr		odham Ferrers T	own Centre	or any designated	
Duaniasitus ta tha Mauluala aa		_	Neighbourhood Centr Site is within 2km wall		of an amployme	ant allocation		
Proximity to the Workplace	:	5					1	
Public Transport	is dita	5	Site is within 400m was				nrk	
PROW and Cycling Connect	ivity	5	A route exists enabling			-	ик	
Vehicle Access		N/A	A LOUGE EXISTS ELIGIBILITY	5 vernule acce	as into/aujacen	נינט נוופ אונפ		
Strategic Road Access		N/A 5	Site does not contain	any decianat	ad haritaga assat	tc		
Designated Heritage Assets		5						
						net		
Archaeological Assets Minerals & Waste Constrain	· ·			Site is wholly or partially within an identified Minerals Safeguarding Area and requires				
Willierals & Waste Collstrail	IILS		further assessment to	•		_	•	
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area def				
Green Belt & Green Wedge	!	5	Site does not lie within	•	olitan Green Bel	t or Green W	/edge	
Land Classification		3	Site is predominantly classification/s: Grade			_		
Protected Natural Features		0	Site partially or wholly	comprises o	f one or more p	rotected nati	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a de:	signated AQMA			
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	not expected	to be required			
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	•	e of all services	and/or the C	ity Centre/South	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		-	nt to DSB. In range of bu TPO/2004/016.	us stops. Exist	ing informal acc	ess off Runse	ell Lane. 1 tree protected	
Availability Criteria:				Α	vailability R	ating:	Green	
Land Ownership		5	Held by developer/wil		ublic sector			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal	issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Λ	chievability	Rating	Green	
•		I 6	Development is likely		cinevability	naung.	JIECII	
Viability Timescale for Deliverability	,	5	<u> </u>	vianie				
Timescale for Deliverability		3	Up to 5 years					
Comments on Achievability		l						

SHELAA Reference:	CFS59	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Field Adjace	ent Lionfield Cottages, I	Main Road, Boreham, Chel	msford, Es	sex		
Parish:	Boreham		Total Score:	105			
Developable Site Area	7.108		Reason for	Electricity	y lines (0.022ha)		
(ha):			discounted areas:				
Potential Yield:	122		Typology:	2			
Proposed Use:	Residential		Comments on the size				
		of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	1		
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
			re, South Woodham Ferrers T	own Centre	or any designated		
Dravimity to the Markelese	5	Neighbourhood Cent	res Iking distance of an employm	ont allocatio	n		
Proximity to the Workplace	5		ralking distance of one or mor		""		
Public Transport PROW and Cycling Connect			ralking distance to either a PR		network		
Vehicle Access	5		ng vehicle access into/adjacen		TICCTO IN		
Strategic Road Access	N/A		To vernice access into/aujacen	t to the site			
Designated Heritage Assets			any designated heritage asse	ts			
Non-Designated Heritage A							
Archaeological Assets	5		Site does not contain any non-designated heritage assets  Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain			ally within an identified Mine				
Willierals & Waste Collstrail	11.3		be undertaken in the form o	_			
Defined Open Space	5		in an area defined as Open Sp				
Green Belt & Green Wedge	5		in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0		Greenfield and primarily with				
Protected Natural Features	5	Site is in excess of 10	Om of any locally designated p				
Flood Risk Constraints	2	excess of 500m of any international/national designated protected natural features  Up to 25% of the site area is within Flood Zone 3					
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigati	on		
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers To	lking distance of all services a wn Centre	nd/or the Ci	ty Centre/South		
Community Facilities	3		put additional strain on but no nool/healthcare facility/place				
Comments on Suitability	Adja	cent to DSB. In range of b	us stops.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or		23/00168/FUL received, yet to be determined					
Allocation		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Comments on Availability							
<b>Achievability Criteria:</b>			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability							

Land East and West of Beehive Lane., Great Baddow, Chelmsford, Essex	SHELAA Reference:	CFS63		RAG Rating:	Red	3	0 May 2023
Parish:   Great Baddow   Total Score:   98	Site Address:	Land E	ast and	West of Beehive Land	e, Great Baddow, Chelmst	ford, Essex	
Potential yield:	Parish:	Great	Baddov	I	Total Score:	98	
Proposed Use:   Residential   April   Comments on the size of site:   Suitability Rating:   Red	Developable Site Area	24.8			Reason for		
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Red	(ha):				discounted areas:		
Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Subvelopment does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace Proximity to the Workplace Proximity to the Workplace Site is within 240m walking distance of an employment allocation  Public Transport Site is within 240m walking distance of one or more services  RROW and Cycling Connectivity Site is not connected to either an existing PROW or cycle network  Vehicle Access N/A  Designated Heritage Assets Archaeological Assets Site is a suitability to contain any non-designated heritage assets  Archaeological Assets Site does not contain any non-designated heritage assets  Minerals of Waste Consultation Area  Defined Open Space Site does not contain any assets of archaeological interest  Minerals of Waste Consultation Area  Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country  Park or 'Other' Green Space  Green Belt & Green Wedge Oher Designated Heritage Assets Site does not contain any non-designated heritage assets  Archaeological Assets Minerals or Waste Consultation Area  Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country  Park or 'Other' Green Space  Green Belt & Green Wedge Oher Designated Proximation Area  Site does not comprise of any protected natural feature or within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of	Potential Yield:	425			Typology:	1	
Suitability Criteria:    Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ntial				
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation					of site:		ı
Impact on Retail Areas	Suitability Criteria:						Red
Chemistord City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation  Proximity to the Workplace 5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network  Vehicle Access 5 A route exists enabling vehicle access into Adjacent to the site  N/A Designated Heritage Assets N/A  Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets  Nron-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Nron-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Site does not ill within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals are adefined as Open Space, an existing/proposed Country Park or Other Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international	Proximity to Employment A	reas	5				
Neighbourhood Centres	Impact on Retail Areas		5			•	
Proximity to the Workplace Public Transport  5 Site is within 2km walking distance of an employment allocation Public Transport  5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A  Posignated Heritage Assets Non-Designated Heritage Assets Non-Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Mineral Safeguarding Area. Si				-		own Centre	or any designated
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Careen Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 7 Them 'Green Space 8 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 9 Them 'Green Space 9 Site Spredominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge 9 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national desi	Provimity to the Workplace	,	_	_		ent allocation	า
PROW and Cycling Connectivity   O   Site is not connected to either an existing PROW or cycle network	'	1					!
Vehicle Access		ivity					nrk
Strategic Road Access		ivity					TI K
Designated Heritage Assets   3   Site is adjacent to one or more designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site does not contain any non-designated heritage assets   Minerals & Waste Constraints   5   Site does not contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Site does not lie within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   0   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt & Green Wedge   0   Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3   Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natura				A Toute exists chabiling	5 vernere decess into/ adjacen	to the site	
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Minerals or Waste Consultation Area		ntc	<u> </u>				
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designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Classification		0	Site is predominantly	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,
designated protected natural feature	Protected Natural Features		3	Site does not comprise	e of any protected natural fe	atures but is	within 100m of a locally
Flood Risk Constraints  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years						m of an inte	rnational/national
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Size   Size							
Neighbouring Constraints   5   Site has no neighbouring constraints	•						
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Woodham Ferrers Town Centre	•				-	nd/or the Cit	y Contro/South
Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building.  Availability Criteria:  Land Ownership  1 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to key services		3			ilu/or the Cit	y Centre/South
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building.  Availability Criteria:  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Community Facilities		3			ot result in th	e loss of on an
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Comments on Ava	· · · · · · · · · · · · · · · · · · ·			· ·			
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  Yellow  Availability Rating:  Yellow  Availability Rating:  Yellow  Availability Rating:  Yellow  Availability Rating:  Yellow  Availability Rating:  Omeria Availability Rating:  Achievability Rating:  Oreen							
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Land Condition  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  Site does not face any known legal issues  N/A  Allocation  Achievability  Achievability Rating:  Green  Timescale for Deliverability  Up to 5 years	Availability Criteria:				Availability R	Rating:	Yellow
Legal Constraints   5   Site does not face any known legal issues	Land Ownership			Promoter has an option	on to purchase site or collabo	rate with exi	sting owner
Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Condition		3	•			
Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Legal Constraints		5	Site does not face any	known legal issues		
Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Planning Permission or		N/A				
submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Allocation						
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability			•		dence of land	lowner/s support with
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Achievability Criteria:				Achievability	Rating:	Green
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	•		1
	•						
Comments on Achievability	Comments on Achievability			L			

SHELAA Reference:	CFS64	RAG Rating:	Red	3	0 May 2023	
Site Address:	Field at Jun	ction of Main Road and	Hoe Lane, Rettendon, Ch	elmsford, E	ssex	
Parish:	Rettendon		Total Score:	96		
Developable Site Area	14.05		Reason for			
(ha):			discounted areas:			
Potential Yield:	241		Typology:	1		
Proposed Use:	Residential		Comments on the size			
			of site:	-•	T	
Suitability Criteria:	1 _	City in a state of a second	Suitability Ra		Red	
Proximity to Employment A			existing/proposed employme			
Impact on Retail Areas	5	· 1	ot result in the loss of establis re, South Woodham Ferrers T res	•		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services		
<b>PROW</b> and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A	i				
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land	classification/s: Grade 1,	
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar	eas 5		Om from a designated AQMA			
Ground Condition Constrain		Ground treatment is not expected to be required				
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigati	on	
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities	3	Development would p	out additional strain on but nool/healthcare facility/place			
Comments on Suitability		side of DSB. In range of bu	s stops. The site has at least t	wo vehicle a	ccess points from both	
A 11 1 1111 A 11 1	Hoe	Lane and Main Road.			l v. II	
Availability Criteria:		T	Availability F		Yellow	
Land Ownership	0		ularly complex/multiple own	ership		
Land Condition	5	Vacant land & buildin				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability	Free	hold out of promoters cor	ntrol.			
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability	5	Up to 5 years				
benverability		, , , , , , ,				

Site Address:   Land At Runwell House, Runwell Road, Runwell, Wickford, Essex   Parish:   Runwell   Total Score:   101	SHELAA Reference:	CFS66		RAG Rating:	Red	3	0 May 2023	
Developable Site Area   0.37	Site Address:	Land A	At Runw	ell House, Runwell Ro	oad, Runwell, Wickford, E	ssex		
Comments on the size   Suitability Criteria:   Typology:   17   Typology:   18   Typology:   18   Typology:   18   Typology:   19   Typology	Parish:	Runwe	ell		Total Score:	101		
Potential Yield:   Residential   Residential   Residential   Residential   Comments on the size of site:   Comments on the size of site:   Suitability Rating:   Red   Proximity to Employment Areas   S   Site is outside of some existing/proposed employment allocation   Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Nighbourhood Centres   Nighbourhood Centres   Proximity to the Workplace   O   Site is in excess of 2km walking distance of an employment allocation   Nighbourhood Centres   Proximity to the Workplace   O   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   S   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   S   Site is within 400m walking distance to either a PROW or cycle network   Vehicle Access   N/A   Strategic Road Access   N/A   Strateg	Developable Site Area	0.37			Reason for			
Residential   Comments on the size of site:   Suitability Rating:   Red	(ha):				discounted areas:			
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Red	Potential Yield:	11			Typology:	17		
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential					
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ating:	Red	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace OSite is in excess of 2km walking distance of an employment allocation Public Transport SSite is within 400m walking distance of one or more services PROW and Cycling Connectivity SSite is within 100m walking distance to either a PROW or cycle network Vehicle Access SA route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets N/A Designated Heritage Assets SSite does not contain any designated heritage assets Non-Designated Heritage Assets SSite is not thought to contain any any enderinge assets Non-Designated Heritage Assets SSite is not thought to contain any assets of archaeological interest Minerals & Waste Constraints SSite does not contain any non-designated heritage assets Non-Designated Heritage Assets SSite is not thought to contain any assets of archaeological interest Minerals & Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge OTHE majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification SSite does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site does not face any known legal issues Planning Permission or Allocation N/A Beld by developer/willing owner/public sector Sibility	Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation		
Public Transport  PROW and Cycling Connectivity  Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Prowing the Content of the site	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers T es	Town Centre	or any designated	
PROW and Cycling Connectivity Vehicle Access S A votte exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any assets of archaeological interest Minerals & Waste Constraints S Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site [90% or more] lies within the Metropolitan Green Belt or Green Wedge Land Classification S Site is predominantly Greenfield and primarily within the Agricultural land classification(s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features S Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature	Proximity to the Workplace	!	_				cation	
Vehicle Access         5         A route exists enabling vehicle access into/adjacent to the site           Strategic Road Access         N/A           Designated Heritage Assets         5         Site does not contain any designated heritage assets           Non-Designated Heritage Assets         5         Site does not contain any non-designated heritage assets           Archaeological Assets         5         Site is not thought to contain any assets of archaeological interest           Minerals & Waste Constraints         5         Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area           Defined Open Space         5         Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space           Green Belt & Green Wedge         0         The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge           Land Classification         3         Site is predominantly Greenfield and primarily within the agricultural land classification/si: Grade 4, Grade 5, non-agricultural use, or urban use           Protected Natural Features         3         Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an inter	Public Transport		5					
Strategic Road Access   N/A	PROW and Cycling Connect	ivity	5				network	
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site		
Non-Designated Heritage Assets   Site does not contain any non-designated heritage assets	Strategic Road Access		N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5 ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a management Safeguarding Area. Site is site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the Agricultural Iand classification/sis Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or	Designated Heritage Assets		5					
Minerals & Waste Constraints   5	Non-Designated Heritage A	ssets						
Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site ose not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:  Land Ownership  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Alailability  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Archaeological Assets			Site is not thought to	contain any assets of archae	ological inter	est	
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national/designated protected natural feature or within 500m of an international/national/designated protected natural feature or within 500m of an international/national/designated protected natural feature or within 500m of an international/national/designated protected natural feature or within 500m of an international/national/designated protected natural feature or within 500m of an international/national/designated protected natural feature or within 500m of an international/national/designated protected natural feature or within 500m of an international/national/designated protected natural feature or within 500m of an international/national/designated protected natural feature or within 500m of an international/national/designated protected natural feature or within 500m of an international/national/designated p		nts		Minerals or Waste Consultation Area				
Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an	Defined Open Space		5			oace, an exist	ing/proposed Country	
Classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   Protected Natural Features   3   Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of a locally designated protected natural feature or within 500m of an international/national protected natural feature or within 500m of a locally designated protected natural feature or within 500m of an international/national protected natural feature or within 500m of a locality designated protected natural feature or within 500m of a locality designated protected natural feature or within 500m of a locality natural feature or within 500m of a locality natural feature or within 500m of a locality natural feature or within 500m of a locality natural feature or within 500m of some or within 500m of a locality natural feature or w	Green Belt & Green Wedge		0		e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Protected Natural Features   Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature	Land Classification		3		·	_		
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility recreation facility  Comments on Suitability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Comments on Availability  Achievability Criteria: Achievability Rating: Green  Achievability Criteria: Achievability Rating: Green  Machievability Criteria: Achievability Rating: Green  Timescale for Deliverability 5 Development is likely viable	Protected Natural Features		3	designated protected	natural feature or within 500			
Ground Condition Constraints   5   Ground treatment is not expected to be required	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Neighbouring Constraints   O   Site has neighbouring constraints with no potential for mitigation	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  S Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability  Outside of DSB. In range of bus stops. Direct existing access from Runwell Road.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required				
Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability  Outside of DSB. In range of bus stops. Direct existing access from Runwell Road.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	l for mitigation	on	
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Direct existing access from Runwell Road.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		0	Centre/South Woodha	am Ferrers Town Centre		•	
Availability Criteria:  Land Ownership Land Condition S Vacant land & buildings  Legal Constraints Flanning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability S Development is likely viable  Timescale for Deliverability  Availability Rating:  Freen  Availability Rating:  Freen  Availability Rating:  Freen  Achievability Rating:  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen	·			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years			Outsid	e of DSB. In range of bus	stops. Direct existing access	s trom Runwe	ell Road.	
Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	<b>Availability Criteria:</b>				Availability F	Rating:	Green	
Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years			5	Held by developer/wil	ling owner/public sector			
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Condition		5	Vacant land & building	gs			
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Legal Constraints		5	Site does not face any	known legal issues			
Achievability Criteria:     Achievability Rating:     Green       Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Planning Permission or		N/A					
Achievability Criteria:     Achievability Rating:     Green       Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability							
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years			•		Achievability	/ Rating:	Green	
Timescale for Deliverability 5 Up to 5 years			5	Development is likely				
				·				
Comments on Admicvability	Comments on Achievability			•				

Suitability Criteria:  Proximity to Employment Areas  5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Cheimsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 200m walking distance of an employment allocation  Proximity to the Workplace  5 Site is within 200m walking distance to either a PROW or cycle network  Vehicle Access  FROW and Cycling Connectivity  5 Site is within 400m walking distance to either a PROW or cycle network  Vehicle Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals of Waste Consultation Area  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or Other Green Space  Green Belt & Green Wedge  4 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Protected Natural Features  3 Site for or or or or or or or or or or or or o	SHELAA Reference:	CFS67		RAG Rating:	Red	3	0 May 2023	
Parish: New Province   Runwell   Total Score:   92	Site Address:	Allotm	ent Gar	dens, Runwell Road,	Runwell, Wickford, Essex			
Potential Yield: 118   Typology: 2	Parish:	Runwe	ell		Total Score:	92		
Proposed Use:   Residential   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Red	Developable Site Area	6.89			Reason for			
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Red	(ha):				discounted areas:			
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Red	Potential Yield:	118			Typology:	2		
Suitability Criteria:    Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ntial					
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres 5 Site is within 200 making distance of an employment allocation Public Transport 5 Site is within 200 making distance of an employment allocation Public Transport 5 Site is within 200 making distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW or cycle network Vehicle Access N/A Designated Heritage Assets 5 Site is one on the contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological Interest Minerals or Waste Consultation Area Site is within a read efficient of a Site is an an an edification Area Site is an an an edification Area Site is an an an edification Area Site partially lives within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 The majority of the site (90% or more) lies within the degricultural land classification 3 Site is partially live within a read of primarily within the Metropolitan Green Belt or Green Wedge 1 Site is within 100m or a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an					1		1	
Impact on Retail Areas    S	Suitability Criteria:			1				
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5	Proximity to Employment A	reas	5					
Public Transport  PROW and Cycling Connectivity  Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  N/A  Designated Heritage Assets  N/A  Designated Heritage Assets  Site is adjacent to one or more designated heritage assets  Nron-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Archaeological Assets  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Defined Open Space  3 Site partially lies within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country  Park or 'Other Green Space  Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green  Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land  classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally  designated protected natural feature within 500m of an international/national  designated protected natural feature within 500m of an international/national  designated protected natural feature  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has neighbouring constraints with no potential for mitigation  Proximity to key Services  0 Site is in excess of 2km walking distance of one or more services and the City  Centre/South Woodham Ferrer Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an  existing/proposed school/healthcare facility/place of worship/sports, leisure, o	Impact on Retail Areas		5	Chelmsford City Centr	e, South Woodham Ferrers T	•		
PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  3 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Flood Risk Constraints  3 Site open on or omprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural features but i	Proximity to the Workplace	:	5	_		ent allocation	n	
Vehicle Access   5	Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
Designated Heritage Assets   3   Site is adjacent to one or more designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals & Waste Constraints   5   Less than 5ha of a site is within an Almerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   Site is predominantly Greenfield and primarily within the agricultural land classification   3   Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within the s	PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle	network	
Designated Heritage Assets  Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any non-designated heritage assets  Minerals & Waste Constraints  Defined Open Space  Site part hought to contain any assets of archaeological interest  Minerals & Waste Constraints  Defined Open Space  Site partially lies within an Ainerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Or The majority of the site 190% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification; Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or with	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the Agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  4 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  0 Site has neighbouring constraints with no potential for mitigation  Site is in excess of 24 making distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed schoo	Strategic Road Access		N/A					
Archaeological Assets    Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   Site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Designated Heritage Assets		3	Site is adjacent to one	or more designated heritage	e assets		
Minerals & Waste Constraints  Defined Open Space  3 Site partially lies within a Minerals of Pack on Sultation Area  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  4 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of OSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments.  Availability Criteria:  Availability Rating: Yellow  Legal Constraints  0 Site faces known legal issues  Planning Permission or  Allocation  Approx 1.77ha of site is an allotment garden which is not available for development Allocation  Partially an allotment site. Site in use for other purposes.  Achievability Criteria:  Viability	Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets		
Defined Open Space 3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Wedge Site is predominantly Greenfield and primarily within the agricultural land classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national feature or within 500m of an international/national feature or within 500m of an international/national feature or within 500m of an international/national feature or within 500m of an international/national	Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Park or 'Other' Green Space   O	Minerals & Waste Constrain	nts					Site is not within a	
The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	Defined Open Space		3			oace, an exist	ting/proposed Country	
Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use	Green Belt & Green Wedge	!	0	The majority of the sit		he Metropol	itan Green Belt or Green	
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  4 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments.  Availability Criteria:  Availability Rating:  Yellow  Legal Constraints  1 Development which is not available for development allocation  Comments on Availability  Partially an allotment site. Site in use for other purposes.  Achievability Criteria:  Achievability Rating:  Yellow  Viability  Development is likely viable  Timescale for Deliverability  4 Over 5 years	Land Classification		3			_		
Flood Risk Constraints  4 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments.  Availability Criteria:  Land Ownership 1 SHeld by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 0 Site faces known legal issues  Planning Permission or Approx 1.77ha of site is an allotment garden which is not available for development Allocation  Comments on Availability Partially an allotment site. Site in use for other purposes.  Achievability Criteria:  Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Protected Natural Features		3	designated protected	natural feature or within 500			
Ground Condition Constraints   5   Ground treatment is not expected to be required	Flood Risk Constraints		4			the remaind	ler in Flood Zone 1	
Neighbouring Constraints  O Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments.  Availability Criteria:  Land Ownership  Legal Constraints  O Site faces known legal issues  Planning Permission or  Allocation  Approx 1.77ha of site is an allotment garden which is not available for development Allocation  Comments on Availability  Partially an allotment site. Site in use for other purposes.  Achievability Criteria:  Viability  S Development is likely viable  Timescale for Deliverability  4 Over 5 years	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  O Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Partially an allotment site. Site in use for other purposes.  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments.  Availability Criteria: Availability Rating: Yellow  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 0 Site faces known legal issues  Planning Permission or Allocation Approx 1.77ha of site is an allotment garden which is not available for development Allocation  Comments on Availability Partially an allotment site. Site in use for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	l for mitigation	on	
Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments.  Availability Criteria:  Land Ownership  Land Condition  4 Established single use  Legal Constraints  O Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Partially an allotment site. Site in use for other purposes.  Achievability Criteria:  Achievability Rating:  Yellow  Achievability Rating:  Yellow  Yellow  Yellow  Over 5 years	Proximity to Key Services		0		•	more service	s and the City	
Comments on Suitability  Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Partially an allotment site. Site in use for other purposes.  Achievability  Timescale for Deliverability  Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotment sous. Availability Rating:  Yellow  Yellow  Yellow  Yellow  Yellow  Over 5 years	Community Facilities		3	Development would p existing/proposed sch	ut additional strain on but no			
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or  Allocation  Comments on Availability  Partially an allotment site. Site in use for other purposes.  Achievability  Timescale for Deliverability  Availability Rating:  Fellow  Availability Rating:  Availability Rating:  Availability Rating:  Fellow  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Yellow  Yellow  Yellow  Over 5 years	Comments on Suitability			e of DSB. In range of bus	stops. Direct access from Ru	ınwell Road.	Adjacent to Grade 2	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 0 Site faces known legal issues  Planning Permission or Approx 1.77ha of site is an allotment garden which is not available for development Allocation  Comments on Availability Partially an allotment site. Site in use for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years			listed b	ouilding. Allotments.				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 0 Site faces known legal issues  Planning Permission or Approx 1.77ha of site is an allotment garden which is not available for development Allocation  Comments on Availability Partially an allotment site. Site in use for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Availability Criteria:				Availability F	Rating:	Yellow	
Legal Constraints  O Site faces known legal issues  Planning Permission or Approx 1.77ha of site is an allotment garden which is not available for development Allocation  Comments on Availability  Partially an allotment site. Site in use for other purposes.  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  4 Over 5 years			5	Held by developer/wil	ling owner/public sector			
Legal Constraints  O Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Partially an allotment site. Site in use for other purposes.  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  Approx 1.77ha of site is an allotment garden which is not available for development  Achievability Rating: Yellow  Over 5 years	Land Condition		4	Established single use				
Allocation  Comments on Availability  Partially an allotment site. Site in use for other purposes.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  4  Over 5 years	Legal Constraints		0	Site faces known legal	issues			
Comments on Availability     Partially an allotment site. Site in use for other purposes.       Achievability Criteria:     Achievability Rating:     Yellow       Viability     5     Development is likely viable       Timescale for Deliverability     4     Over 5 years	Planning Permission or Allocation		Appro	x 1.77ha of site is an	allotment garden which is	not availab	ole for development	
Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  4  Over 5 years	Comments on Availability		Partiall	y an allotment site. Site	in use for other purposes.			
Viability     5     Development is likely viable       Timescale for Deliverability     4     Over 5 years					Achievahility	Rating:	Yellow	
Timescale for Deliverability 4 Over 5 years			5	Development is likely				
	•				· · ·			
THE THE PART OF TH	Comments on Achievability			270.0 700.0				

Site Address:   Land West of 7 Abbey Fields, Chelmsford	SHELAA Reference:	CFS68		RAG Rating:	Amber	3	0 May 2023	
Parish:   East Hanningfield   Total Score:   105	Site Address:	Land \	West of	7 Abbey Fields, Cheln	nsford			
Potential Yield: 19	Parish:			•		105		
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Cheimsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 20m walking distance of an employment allocation Cheimsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network Wehicle Access 5 A route exists enabling wehicle access into/adjacent to the site Strategic Road Access N/A Site is one to connected to either an existing PROW or cycle network Wehicle Access N/A Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Site is not thought to contain any sests of archaeological interest Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Site does not use within an exist of Archaeological interest Site does not use within an exist of Archaeological interest Site does not use within an exist of Archaeological interest Site does not use within an exist of Archaeological interest Site of Site does not use within an Archaeological interest Site of Site does not use within an Archaeological interest Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site of Site does not use within an Archaeological interest Site is not within the Metropolitan Green Belt or Green Wedge Land Classification Site does not use within an Archaeological interest Site does not use within an Archaeological interest S	Developable Site Area	0.84			Reason for			
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Amber	and the second s				discounted areas:			
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	19			Typology:	4		
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Reside	ential		Comments on the siz	е		
Proximity to Employment Areas   5					of site:			
Impact on Retail Areas	Suitability Criteria:				Suitability	Rating:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace 5 Site is within 2Mm walking distance of an employment allocation  Proximity to the Workplace 5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network  Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is perdominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 0 Site is partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is weeks of 500m from a designated AQMA  Ground Condition Constraints 5 Site is nexess of 50m from a designated AQMA  Ground Condition Constraints 5 Site is nexes of 50m from a designated AQMA  Ground Condition Constraints 5 Site is nexes of 50m from a designated AQMA  Ground Condition Constraints 5 Site is nexes of 50m from a designated AQMA  Ground Condition Constraints 5 Site is nexes of 50m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability Ad	Proximity to Employment A				xisting/proposed employ	ment allocation	<u> </u>	
Neighbourhood Centres	Impact on Retail Areas		5	· ·		•		
Proximity to the Workplace   5   Site is within 2km walking distance of an employment allocation   Public Transport   5   Site is within 2km walking distance of an employment allocation   PROW and Cycling Connectivity   0   Site is not connected to either an existing PROW or cycle network   Vehicle Access   5   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   N/A   Designated Heritage Assets   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5 has of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Defined Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Green Belt & Green Wedge   5   Site does not lie within the Metropolitan Green Belt or Green Wedge   Land Classification   0   Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3   Protected Natural Features   0   Site partially or wholly comprises of one or more protected natural features   Flood Risk Constraints   5   Site is wholly within Flood Zone 1   Air Quality Management Areas   5   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   5   Site is wholly within Flood Zone 1   Air Quality Management Areas   5   Site is necess of 500m from a designated AQMA   Ground Condition Constraints   5   Site is necess of 500m from a designated AQMA   Ground Condition Constraints   5   Site is necess of 500m from a designated AQMA   Ground Condition Constraints   5   Site is necess of 500m from a designated AQMA   Ground Condition Constraints   5   Site is necess of 500m from a designated AQMA   Ground Condition   5   Site is necess of 500m from a designated				•	•	rs Town Centre	or any designated	
Public Transport PROW and Cycling Connectivity OSite is not connected to either an existing PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Minerals & Waste Constraints S Site does not contain any non-designated heritage assets Minerals & Waste Constraints S Site does not contain any assets of archaeological interest Minerals & Waste Constraints S Site does not in within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 2 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site of Grade 3 Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities S Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing Proposed school/healthcare facility/place of worship/sports, leisure, o	Dravimity to the Merkelese		_	_		umont allocatio	n	
PROW and Cycling Connectivity  Vehicle Access  5	, ,					•	11	
Vehicle Access   5	·	is either e					nrk	
Strategic Road Access   N/A		ivity	_			-	JIK .	
Designated Heritage Assets   5   Site does not contain any designated heritage assets			_	A Toute exists enabling	s vernicle access into/auja	cent to the site		
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Defined Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other' Green Space   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Land Classification   O   Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3   Or				Site does not contain	any decignated heritage a	ccatc		
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Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Cand Classification  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  6 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  7 Site is partially or wholly comprises of one or more protected natural features  8 Site is wholly within Flood Zone 1  Air Quality Management Areas  9 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  1 Site is in excess of 500m from a designated AQMA  Solution Constraints  1 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021.  Availability Criteria:  Availability Criteria:  Availability Rating:  5 Site does not face any known legal issues  Planning Permission or Alalability  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	U U				·		est	
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site partially or wholly comprises of one or more protected natural features  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Availability Criteria: Availability Criteria: Availability Rating: Green  Land Condition 5 Held by developer/willing owner/public sector  Land Condition 5 Site does not face any known legal issues  Planning Permission or Allocation 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	ĕ							
Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Alocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability Criteria: Achievability Rating: Green	Waste constrain							
Green Belt & Green Wedge	Defined Open Space		5			Space, an exist	ing/proposed Country	
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  Flood Risk Constraints  S Site jar wholly comprises of one or more protected natural features  Flood Risk Constraints  S Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Condition Constraints  S Ground treatment is not expected to be required  Neighbouring Constraints  S Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  S Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021.  Availability Criteria:  Availability Rating:  Green  Land Condition  S Held by developer/willing owner/public sector  Land Condition  S Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green	Green Belt & Green Wedge		5			Belt or Green V	Vedge	
Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021.  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years			0		Greenfield and primarily v	vithin the land o	classification/s: Grade 1,	
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		0	Site partially or wholly	comprises of one or mor	e protected nat	ural features	
Size and Condition Constraints   5   Size has no neighbouring constraints   5   Size has no neighbouring constraints   5   Size has no neighbouring constraints   7   Size is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre   Community Facilities   5   Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility   Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021.	Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green  Viability  S Development is likely viable  Timescale for Deliverability  5 Up to 5 years	<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required				
Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbouring constraints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		0		•	or more service	es and the City	
vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Community Facilities		5	existing/proposed sch		•		
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		-	_	•		_	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:				Availability	Rating:	Green	
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	-		5	Held by developer/wil	ling owner/public sector			
Planning Permission or Allocation Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  5  Up to 5 years	Land Condition		5	Vacant land & building	gs			
Planning Permission or Allocation Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  5  Up to 5 years	Legal Constraints		5	Site does not face any known legal issues				
Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years			N/A					
Achievability Criteria:     Achievability Rating:     Green       Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	_							
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability							
Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:				Achievabil	ity Rating:	Green	
	Viability		5	Development is likely	viable			
Comments on Achievability	Timescale for Deliverability		5	Up to 5 years				
Confinents on Achievability	Comments on Achievability							

SHELAA Reference:	CFS69		RAG Rating:	Red	30	0 May 2023		
Site Address:	Broml	ey Lodg	e, Tileworks Lane, Ret	ttendon Common, Chelm	sford, Essex	, CM3 8HB		
Parish:	East H	anningf	ield	Total Score:	99			
Developable Site Area	0.9			Reason for				
(ha):				discounted areas:				
Potential Yield:	20			Typology:	8			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establi	shed shops ar	nd services within		
			Chelmsford City Centr	e, South Woodham Ferrers	Town Centre	or any designated		
			Neighbourhood Centr					
Proximity to the Workplace	:	5		king distance of an employm		1		
Public Transport		0		m walking distance from all				
PROW and Cycling Connect	ivity	5		alking distance to either a PF		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access N/A								
Designated Heritage Assets		5		any designated heritage asso				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5	_	contain any assets of archae				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeguansultation Area	arding Area. S	ite is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	The majority of the site (90% or more) lies within the Metropolitan Green B Wedge				itan Green Belt or Green			
Land Classification		5	Site is predominantly	Previously Developed Land				
Protected Natural Features		5	Site is in excess of 100	m of any locally designated	protected nat	tural features and in		
				international/national designational designational	gnated protec	cted natural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		0		e has neighbouring constraints with no potential for mitigation				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		3	·	out additional strain on but n	ot result in th	ne loss of on an		
community ruemities		3		ool/healthcare facility/place				
			recreation facility		• •			
Comments on Suitability				ll: EAHLD01182 covers North	nern area of s	ite. ECC Contaminated		
		Land, G	Glass/Brick/Tile manufac			1		
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		3	Low intensity land uses					
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or		N/A						
Allocation								
Comments on Availability		Jile cu	rendy in use for other p		, Datina	Groon		
Achievability Criteria:		-	Douglanmant in III - I	Achievability	y Kaung:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: 0	CFS70		RAG Rating:	Red	3	0 May 2023			
Site Address:	Land At	Greer	Lane, Roxwell, Cheln	nsford, Essex					
Parish:	Roxwell			Total Score:	103				
Developable Site Area	1.08			Reason for					
(ha):				discounted areas:					
Potential Yield:	24			Typology:	4				
Proposed Use:	Residen	tial		Comments on the size	:				
·				of site:					
Suitability Criteria:				Suitability F	Rating:	Red			
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within						
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated						
			Neighbourhood Centre						
Proximity to the Workplace		5		king distance of an employ		<u> </u>			
Public Transport		5		alking distance of one or me					
PROW and Cycling Connecti		5		alking distance to either a P		network			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	ent to the site				
Strategic Road Access		N/A 5	60. 1						
U U				any designated heritage as					
Non-Designated Heritage As		5		any non-designated heritag					
Archaeological Assets			_	contain any assets of archa					
Minerals & Waste Constrain	its	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegonsultation Area	uarding Area. S	ite is not within a			
Defined Open Space	!	5	Site does not lie within Park or 'Other' Green	n an area defined as Open : Space	Space, an exist	ing/proposed Country			
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies withir	the Metropol	itan Green Belt or Green			
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily w	ithin the land o	lassification/s: Grade 1,			
Protected Natural Features	1	0		comprises of one or more	protected nat	ural features			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Are	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouring constraints						
Proximity to Key Services		0	Site is in excess of 2km	n walking distance of one o	r more service	s and the City			
, ,				am Ferrers Town Centre					
Community Facilities		3	Development would put additional strain on but not result in the loss of on an						
			existing/proposed school/healthcare facility/place of worship/sports, leisure, or						
Community or Cultistity		Adiaa-	recreation facility	us stone Evistina fields	occ from Cro	Lana 2 troos protestad			
Comments on Suitability			TPO/2007/009.	is stops. Existing fields acce	ess from Green	Lane. 3 trees protected			
Availability Criteria:				Availability	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector		•			
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any known legal issues						
Planning Permission or		N/A	1 ,	<u> </u>					
Allocation		-,							
Comments on Availability									
				Achievabili	ty Rating:	Green			
Achievability Criteria:					,				
Achievability Criteria:		5	Development is likely	viable					
Achievability Criteria: Viability Timescale for Deliverability		5 5	Development is likely Up to 5 years	viable					

SHELAA Reference:	CFS71		RAG Rating:	Red	3	0 May 2023		
Site Address:	Land E	ast of F	Rignals Lane, Galleywo	od, Chelmsford, Essex				
Parish:	Galley	wood		Total Score:	109			
Developable Site Area	15.43			Reason for				
(ha):				discounted areas:				
Potential Yield:	265			Typology:	1			
Proposed Use:	Reside	ntial		Comments on the size of site:	s on the size			
Suitability Criteria:			Suitability Rating: Red					
Proximity to Employment A	reas	5	Site is outside of any e	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas 5			Chelmsford City Centr Neighbourhood Centre		Town Centre	or any designated		
Proximity to the Workplace	!	5		king distance of an employm		n		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		alking distance to either a PR	-	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological inter	est		
			Minerals or Waste Co	e is within a Minerals Safeguarding Area. Site is not within a Insultation Area				
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	Green Belt & Green Wedge 0			e (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification		3		Greenfield and primarily witl 4, Grade 5, non-agricultural	-			
Protected Natural Features		3	<u> </u>	e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri	ing constraints				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability		Adjace	nt to DSB. In range of bu	is stops.				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5 Site does not face any known legal issues						
Planning Permission or N/A Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			ı					

SHELAA Reference:	CFS72		RAG Rating:	Ambe	r	30	0 May 2023
Site Address:	Land Nor	th of t	he Weir and West o	of Brook H	ill, Little Walthar	m, Chelmsfo	ord
Parish:	Little Wa	ltham		Total Sc	ore:	95	
Developable Site Area	1.7			Reason	for		
(ha):				discoun	ted areas:		
Potential Yield:	38			Typolog	y:	3	
Proposed Use:	Residenti	ial		Comme	nts on the size		
· 				of site:			
Suitability Criteria:					Suitability Ra	iting:	Amber
Proximity to Employment A	reas 5		Site is outside of any e	existing/pro	posed employme	nt allocation	
Impact on Retail Areas 5			Development does no Chelmsford City Centr Neighbourhood Centr	re, South W		•	
Proximity to the Workplace	5		Site is within 2km wal	king distan	ce of an employm	ent allocatior	า
Public Transport	5		Site is within 400m wa	alking dista	nce of one or mor	e services	
PROW and Cycling Connect	ivity 5		Site is within 100m wa	alking dista	nce to either a PR	OW or cycle i	network
Vehicle Access	5		A route exists enabling	g vehicle ac	cess into/adjacen	t to the site	
Strategic Road Access	N	I/A					
Designated Heritage Assets	0	1	Site contains one or m	nore design	ated heritage asse	ets	
Non-Designated Heritage A	ssets 5		Site does not contain	any non-de	signated heritage	assets	
Archaeological Assets	5		Site is not thought to	contain any	assets of archaed	ological intere	est
Minerals & Waste Constrain	nts 5	'	Less than 5ha of a site Minerals or Waste Co			rding Area. S	ite is not within a
Defined Open Space	0		The majority of the sit existing/proposed Cou				ed as Open Space, an
Green Belt & Green Wedge	0	O The majority of the site (90% or more) lies with Wedge					
Land Classification	0		Grade 2 or Grade 3				lassification/s: Grade 1,
Protected Natural Features			Site partially or wholly		•		
Flood Risk Constraints	4	-	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1				
Air Quality Management A		-	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain			Ground treatment is not expected to be required				
Neighbouring Constraints	5	-	Site has no neighbouring constraints				
Proximity to Key Services	3		Site is within 2km wall Woodham Ferrers Tox	wn Centre			
Community Facilities	3		Development would p existing/proposed sch recreation facility	nool/health	care facility/place	of worship/s	ports, leisure, or
Comments on Suitability							ed from Brook Hill. Within ed under TPO/2017/022.
Availability Criteria:					Availability R	ating:	Green
Land Ownership	5		Held by developer/wil	lling owner	/public sector		•
Land Condition	5		Vacant land & building				
Legal Constraints	5		Site does not face any known legal issues				
Planning Permission or		I/A					
Allocation		-					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability	5		Development is likely		•		1
Timescale for Deliverability	5		Up to 5 years				

SHELAA Reference:	CFS73		RAG Rating:	Red	3(	0 May 2023		
Site Address:				Iorth and South of the A1	2, Great Ba	ddow and Galleywood,		
Parish:	Chelmsfo Galleywo		ssex	Total Score:	88			
Developable Site Area	44.02	oou		Reason for	Gas pipe and Buffer (2.24ha)			
(ha):	44.02			discounted areas:	Gas pipe a	and Burier (2.24na)		
Potential Yield:	539			Typology:	27			
Proposed Use:	Mixed U	se		Comments on the size of site:	Size of site is potentially suitable for all employment use			
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	reas 3	3	Site is adjacent to an existing/proposed employment allocation					
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace		5	Site is within 2km wall	king distance of an employm	ent allocation	n		
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	5	Site is within 100m wa	lking distance to either a PR	OW or cycle i	network		
Vehicle Access	5	5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access	Ţ.	5	Site has direct access t	to or is adjacent to the strate	gic road netv	work		
Designated Heritage Assets	Ę	5	Site does not contain a	any designated heritage asse	ts			
Non-Designated Heritage A	ssets (	)	Site contains one or m	ore non-designated heritage	assets			
Archaeological Assets	3	3	Site is thought to be a	djacent to one or more asset	s of archaeol	logical interest		
Minerals & Waste Constrain	rals & Waste Constraints 0			Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development				
Defined Open Space	3	3		n an area defined as Open Sp				
Green Belt & Green Wedge	3	3	Site partially lies withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	(	)	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features	(	)	Site partially or wholly	comprises of one or more p	rotected nati	ural features		
Flood Risk Constraints	2	2	Up to 25% of the site a	area is within Flood Zone 3				
Air Quality Management Ar	eas 5	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 3	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	(	)	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	3	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre					
Community Facilities	3	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility					
Comments on Suitability	3	Street a Access TPO/20 Contan	and West Hanningfield F 1. 0.05ha and handful of 105/026.Contaminated I	ge of bus stops. Vehicle acce Road. Part of building of loca trees protected under TPO/: and Priority 4 SOPCO000792 OPCO000804, Priority 3 SOP stern boundary of site.	l value. Natu 2012/016, , SOPC00079	ral Green Space (Limited  1 within/adjacent to site.		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		1		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation	1	N/A						
Comments on Availability								
•				A alada a la dire	. Datin	Cupar		
Achievability Criteria:			Davids 11 m	Achievability	kating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS74		RAG Rating:	Amber		30	0 May 2023
Site Address:	Land S	South Ea	st of 42 Church Hill, L	ittle Waltham	, Chelmsfor	d, Essex	
Parish:	Little \	Walthar	n	Total Score:		91	
Developable Site Area	1.5			Reason for			
(ha):				discounted	areas:		
Potential Yield:	34			Typology:		3	
Proposed Use:	Reside	ential		Comments	on the size		
				of site:			
Suitability Criteria:				Sui	tability Ra	ting:	Amber
Proximity to Employment A	Areas	5	Site is outside of any e	existing/propose	ed employme	nt allocation	•
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centr		nam Ferrers T	own Centre	or any designated
Proximity to the Workplace		5	Neighbourhood Centr Site is within 2km wal		an employme	ent allocation	1
Public Transport	<u> </u>	5	Site is within 400m wa				<u>'</u>
PROW and Cycling Connect	ivity	0	Site is not connected to				rk
Vehicle Access	vicy	5	A route exists enabling				
Strategic Road Access		N/A		,	,,		
Designated Heritage Assets		0	Site contains one or m	ore designated	heritage asse	ets	
Non-Designated Heritage A		5	Site does not contain				
Archaeological Assets		5	Site is not thought to				est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	•			
			Minerals or Waste Consultation Area				
Defined Open Space	3			ed as Open Sp	ace, an exist	ing/proposed Country	
	0	Park or 'Other' Green		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
Green Belt & Green Wedge			Wedge	e (90% or more	) lies within ti	ne Metropoli	tan Green Belt or Green
Land Classification		0		Greenfield and	primarily with	in the land c	lassification/s: Grade 1,
Land Classification		~	Grade 2 or Grade 3		,		
Protected Natural Features	;	0	Site partially or wholly	comprises of c	ne or more p	rotected nati	ural features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0	Site is in excess of 2km			more service:	s and the City
Community Contilities		2	Centre/South Woodham Ferrers Town Centre  Development would put additional strain on but not result in the loss of on an				
Community Facilities		3	existing/proposed sch				
			recreation facility	001, 110010110010	.ao, p.aoc	o	ports) (c.ou. c) o.
Comments on Suitability							n Brook Hill. Adjacent to
			2 listed building. Overla		n area. Natur	al Green Spa	ce (Limited Access).
		0.259n	a protected under TPO/				
Availability Criteria:		T	I		ilability R	ating:	Green
Land Ownership		5	Held by developer/wil		lic sector		
Land Condition		5	Vacant land & buildings				
Legal Constraints		5 Site does not face any known legal issues					
Planning Permission or							
Allocation		Enti	rito not within access to	rc control			
Comments on Availability		Entire	site not within promote			- ··	T a
Achievability Criteria:		ı	Ι		ievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability	1						

SHELAA Reference:	CFS78		RAG Rating:	Amb	er	3(	0 May 2023
Site Address:	Stacey	s, Scho	ol Lane, Broomfield, C	Chelmsfo	rd, Essex, CM1 7	HF.	
Parish:	Broom	nfield		Total S	Score:	98	
Developable Site Area	48.79			Reason	n for		
(ha):				discou	nted areas:		
Potential Yield:	765			Typolo	gy:	26	
Proposed Use:	Reside	ential		Comm	ents on the size		
				of site:	:		
Suitability Criteria:					Suitability Ra	iting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas	Impact on Retail Areas 5			e, South \ es	the loss of establis Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace		5	Site is within 2km wall				1
Public Transport		0	Site is in excess of 400				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle a	access into/adjacen	t to the site	
Strategic Road Access	N/A						
Designated Heritage Assets		0	Site contains one or m				
Non-Designated Heritage Assets 3			Site is adjacent to one				
Archaeological Assets 5			Site is not thought to				
Minerals & Waste Constrain	nts	2	further assessment to	be under	taken in the form o	f a Minerals I	
Defined Open Space	ned Open Space 5			Space			ing/proposed Country
Green Belt & Green Wedge					ropolitan Green Be		
Land Classification	O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3						
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities		3	Development would p				
			existing/proposed sch recreation facility	ooi/nealt	ncare facility/place	ot worship/s	porτs, leisure, or
Comments on Suitability		Adiace	nt to DSB. Access both v	ehicular a	and pedestrian avai	lable from Sc	hool Lane and Hollow
Comments on Sultubility		-	Grade 2 listed buildings v		•		
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	lling owne	•		•
Land Condition		3	Low intensity land uses				
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or Allocation		N/A					
Comments on Availability		Site in	use for other purposes.				
Achievability Criteria:			<u> </u>		Achievability	Rating:	Yellow
Viability		5	Development is likely	viable	•		
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability							

SHELAA Reference:	CFS79		RAG Rating:	Yellow		3	0 May 2023		
Site Address:	Montp	elier Fa	ırm, Blasford Hill, Littl	le Waltham	Chelmsford, E	ssex, CM3	3PG		
Parish:	Little V	<b>V</b> althan	n	Total Sco	e:	101			
Developable Site Area	12.25			Reason fo	ir				
(ha):				discounte	d areas:				
Potential Yield:	210			Typology:		1			
Proposed Use:	Reside	ntial		Comment	s on the size				
				of site:					
Suitability Criteria:				S	uitability Ra	iting:	Yellow		
Proximity to Employment A	reas	5	Site is outside of any e	existing/prop	osed employme	nt allocation			
Impact on Retail Areas		5	Development does no	Development does not result in the loss of established shops and services within					
			Chelmsford City Centr		odham Ferrers T	own Centre	or any designated		
			Neighbourhood Centre						
Proximity to the Workplace	;	5	Site is within 2km wall				<u>n</u>		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g venicie acce	ess into/adjacen	t to the site			
Strategic Road Access		N/A	<u> </u>						
Designated Heritage Assets		5	Site does not contain a						
	Non-Designated Heritage Assets 5			-	gnated heritage				
Archaeological Assets 0			Site is thought to cont						
Minerals & Waste Constrain	nts	2		rtially within an identified Minerals Safeguarding Area and requires t to be undertaken in the form of a Minerals Resource Assessment					
Defined Open Space		5 Site does not lie within an area defined as Open Space, an e Park or 'Other' Green Space			ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	!	5 Site does not lie within the			olitan Green Bel	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield ar	nd primarily with	in the land o	classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	comprises o	f one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a de	signated AQMA				
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is e	expected to b	e required on pa	art of the site	е		
Neighbouring Constraints		5	Site has no neighbouri	ing constrain	ts				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov		of all services a	nd/or the Cit	ty Centre/South		
Community Facilities		3	Development would p		strain on but no	ot result in th	ne loss of on an		
			existing/proposed sch	ool/healthca	re facility/place	of worship/s	sports, leisure, or		
		140.7	recreation facility		Black Living 11	ul- 347 121	. 41		
Comments on Suitability			DSB. In range of bus sto DO1/040.Contaminated I				n. 1 tree protected under		
Availability Criteria:		110/20	501/040.Contaminateu i		vailability R		Green		
		Е	Held by developer/wil		•	atilig.	Green		
Land Ownership		5	, , ,	· · ·	מאוור אברוטו				
Land Condition			Vacant land & buildings						
Legal Constraints		5 Sito io	Site does not face any known legal issues ite is already allocated in the Local Plan forming part of SGS8. See 20/00001/MAS,						
Planning Permission or			•		in forming par	ı ot 3638. S	see 20/00001/IVIAS,		
Allocation			064/OUT, 21/00881/I site not within promoter						
Comments on Availability		chure:	site not within promoter		ahiaya bilit	Datina	Cuan		
Achievability Criteria:		_	B		chievability	kating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:	CFS80		RAG Rating:	Amber	30	0 May 2023	
Site Address:	Land S	outh W	est of 217 Chignal Ro	ad, Chignal Smealy, Cheln	nsford, Esse	Х	
Parish:	Chigna	al		Total Score:	108		
Developable Site Area	0.65			Reason for			
(ha):				discounted areas:			
Potential Yield:	12			Typology:	5		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops an	d services within	
			Neighbourhood Centr				
Proximity to the Workplace	)	5	Site is within 2km wal	king distance of an employm	ent allocatior	1	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	0		o either an existing PROW o		rk	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets 5			Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological intere	est	
Minerals & Waste Constrain	5 & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	ned Open Space 5			n an area defined as Open Sp Space	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification		3		Greenfield and primarily with 4, Grade 5, non-agricultural	-		
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		5	Site is within 800m walking distance of all services and/or the City Centre/South				
			Woodham Ferrers Tov				
Community Facilities		0	· ·	esult in the loss of an existing		chool/healthcare	
Community or Culti-little		Adias-		ip/sports, leisure, or recreating of bus stops. Access from		Land Machburg Boad	
Comments on Suitability		Aujace	nt to Orban Area. In ran			I	
Availability Criteria: Land Ownership		Е	Hold by developer (	Availability F	kating:	Green	
		5	Established single use	•			
Land Condition		4					
Legal Constraints		3					
Planning Permission or		N/A					
Allocation  Comments on Availability			Baptist Church on site. Fer purpose.	Right of access required to m	aintain draina	age. Site currently in use	
Achievability Criteria:		101 0111	er purpose.	Achievability	Rating:	Green	
•		5	Development is likely			Green.	
Viability Timescale for Deliverability		5	Up to 5 years	VIUNIC			
		J	op to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS82	RAG Rating:	Green	3	0 May 2023		
Site Address:	Land South V	Vest of Bethel Baptist	Church, Chignal Road, Chi	gnal Smealy	, Chelmsford, Essex		
Parish:	Chelmsford		Total Score:	117			
Developable Site Area	1.81		Reason for				
(ha):			discounted areas:				
Potential Yield:	41		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Green		
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocation	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	_	contain any assets of archaed				
Minerals & Waste Constrain		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green W	Vedge		
Land Classification	3		Greenfield and primarily with 4, Grade 5, non-agricultural	_			
Protected Natural Features	3	· ·	e of any protected natural fe natural feature or within 500 natural feature		•		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints				
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre					
Community Facilities	3	•	out additional strain on but no lool/healthcare facility/place				
Comments on Suitability		ent to Urban Area. In ran ent to Grade 2 listed buil	ge of bus stops. Vehiculare a ding.	ccess availab	le from Chignal Road.		
Availability Criteria:			Availability R	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & buildings					
Legal Constraints	5	5 Site does not face any known legal issues					
Planning Permission or Allocation	N/A						
Comments on Availability	Site n	ot within promoters own	ership.				
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable	-	•		
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	CFS83		RAG Rating:	Amber		30	0 May 2023	
Site Address:	Land E	ast and	West of the A12 and	North and South	of the A	414, Great	Baddow and Sandon,	
	Chelm	sford, E	ssex			1		
Parish:	Danbu	ry		Total Score:		84		
Developable Site Area	493.20	14		Reason for		Electricity line (0.836ha), Gas		
(ha):				discounted area	s:	pipeline (0.2ha)		
Potential Yield:	6905			Typology:		23		
Proposed Use:	Mixed	Mixed Use Comments on the size of site is potentially suita for all employment use						
Suitability Criteria:				Suitabi	litv Ra		Amber	
Proximity to Employment A	Areas	5	Site is outside of any e					
Impact on Retail Areas		5	Development does no				d services within	
p			Chelmsford City Centr Neighbourhood Centr		Ferrers T	own Centre	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of an e	mploym	ent allocatior	1	
Public Transport		5	Site is within 400m wa	alking distance of one	e or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to eit	her a PR	OW or cycle r	network	
Vehicle Access		5	A route exists enabling	g vehicle access into,	/adjacen	t to the site		
Strategic Road Access		5	Site has direct access	to or is adjacent to tl	he strate	gic road netv	vork	
Designated Heritage Assets	;	0	Site contains one or m	ore designated herit	tage asse	ets		
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more non-design	ated her	itage assets		
Archaeological Assets		0	Site is thought to cont	ain one or more asse	ets of arc	haeological i	nterest	
Minerals & Waste Constrai	nts	0	Site is wholly or partia	lly within an identifi	ed Mine	rals Consultat	tion Area and/or Waste	
				•		•	ent in nature or where the	
- C 10 0							delivery of development	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge					Vedge			
Land Classification	•	0					lassification/s: Grade 1,	
Lana Classification		Ü	Grade 2 or Grade 3		,			
Protected Natural Features	;	0	Site partially or wholly	comprises of one or	r more p	rotected nati	ural features	
Flood Risk Constraints		1	25%-50% of the site area is within Flood Zone 3					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrai</b>	nts	3	Ground treatment is expected to be required on part of the site					
<b>Neighbouring Constraints</b>		0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov		ervices a	nd/or the Cit	y Centre/South	
Community Facilities		3	Development would put additional strain on but not result in the loss of on an					
			existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
		0	recreation facility	66 1 202 11		5 11		
Comments on Suitability			e of DSB. Within range o 2 listed building within s		-		nection to Maldon Road.	
			Protected lane within sit	•		•	•	
			002/085; 5.81ha LoWS.P	•				
		SOPC0	00141, SOPC000498, SO	PC000497, SOPC000	140, SOF	PC000139, SC	DPC0000569, chl512.	
Availability Criteria:				Availal	oility R	ating:	Green	
Land Ownership		5	Held by developer/wil					
Land Condition		3	Low intensity land use	S				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A	•					
Allocation								
Comments on Availability		Multiple ownership though promoter has option to purchase remaining area. Site currently in use for other purposes.						
Achievability Criteria:				Achiev	ability	Rating:	Green	
Viability		5	Development is likely		•	-		
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: (	CFS84		RAG Rating:	Red	d 30 May 2023		
Site Address:	Land Eas	st of T	wo Wishes, Lynfords	Drive, Runwell, Wickford,	Essex		
Parish:	Runwell			Total Score:	96		
Developable Site Area	0.44			Reason for			
(ha):				discounted areas:			
Potential Yield:	11			Typology:	17		
Proposed Use:	Residen	tial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	· ·	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	!	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport		0	Site is in excess of 400	m walking distance from all s	services		
PROW and Cycling Connect	ivity	0		o either an existing PROW o	-	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A			·		
<b>Designated Heritage Assets</b>		5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets 5		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Minerals or Waste Cor	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space 5			Park or 'Other' Green				
Green Belt & Green Wedge	(	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	Land Classification 0			Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features 3			Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City	
Community Facilities		5	existing/proposed sch recreation facility	ot result in the loss of nor pu ool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		Outside	e of DSB. Contaminated	land: SOPC000853 adjacent	to north of si	ite.	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints	!	5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A	· · · · · ·				
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
•		5	Development is likely				
viability							
Viability Timescale for Deliverability		<del>5</del> 5	Up to 5 years				

SHELAA Reference:	CFS85		RAG Rating:	Red	3	0 May 2023	
Site Address:	Land N	lorth of	Green Acres, Runwel	l Chase, Runwell, Wickfor	d, Essex		
Parish:	Runwe	ell		Total Score:	103		
Developable Site Area	0.66			Reason for			
(ha):				discounted areas:			
Potential Yield:	13			Typology:	5		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	nting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T	•		
			Neighbourhood Centr	es			
Proximity to the Workplace	)	5		king distance of an employm		n	
Public Transport		5		alking distance of one or mor			
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets 5				any designated heritage asse			
Non-Designated Heritage Assets 5		5	Site does not contain	any non-designated heritage	assets		
		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	Defined Open Space 5			n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	0		e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	•	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe	atures but is	within 100m of a locally	
Trotected Natural Features		3		natural feature or within 500			
			designated protected				
Flood Risk Constraints		5		Site is wholly within Flood Zone 1			
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0		n walking distance of one or	more service	s and the City	
Community Facilities		_	· · · · · · · · · · · · · · · · · · ·	am Ferrers Town Centre	ıt additional	strain on an	
Community Facilities		5		ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability			e of DSB. In range of bus	stops. Gated access from Ly	nfords drive.	Land fronts onto Runwell	
		Chase	with rights of access.				
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating	Green	
		_	Dovolonment is liled.		Naurig:	Green	
Viability		5	Development is likely	vianie			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

Site Address:   Land At Green Acres, Runwell   Total Score:   106	SHELAA Reference:	CFS86		RAG Rating:	Red	3	0 May 2023	
Developable Site Area   (fig.):	Site Address:	Land A	t Greer	Acres, Runwell Chas	e, Runwell, Wickford, Esse	ex		
Comments on the size   Comments on the size	Parish:	Runwe	ell		Total Score:	106		
Potential Yield:   Residential   Residential   Residential   Comments on the size of site:   Red	Developable Site Area	0.32			Reason for			
Proposed Use:	(ha):				discounted areas:			
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Red	Potential Yield:	14			Typology:	20		
Suitability Criteria:   Suitability Rating:   Red	Proposed Use:	Reside	ntial		Comments on the size			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Chemisford City Center, South Woodsham Ferres Town Center or any designated   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Site is with City Centre, South Woodsham Ferres Town Centre or any designated   Neighbourhood Centres   Neighbourhood Centres   Site is within Atom walking distance of an employment allocation   Public Transport   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   O   Site is not connected to either an existing PROW or cycle network   Vehicle Access   Site A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   N/A   Designated Heritage Assets   Site does not contain any designated heritage assets   Archaeological Assets   Site does not contain any designated heritage assets   Archaeological Assets   Site does not contain any assets of archaeological interest   Minerals & Waste Constraints   Site does not contain any assets of archaeological interest   Site does not exist in a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Site of Control of the Site of Control of the Site of Control of the Site of Control of the Site of Control of Control of the Site of Control of Contro					of site:			
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ting:	Red	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Public Transport  PROW and Cycling Connectivity  O Site is within 400m valking distance of one or more services  PROW and Cycling Connectivity  O Site is not connected to either an existing PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  Archaeological Assets  5 Site does not contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals of Archaeological interest  Minerals Or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space  Green Belt & Green Wedge  10 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  5 Site is predominantly Previously Developed Land  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural featur	Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers T es	own Centre	or any designated		
PROW and Cycling Connectivity   O   Site is not connected to either an existing PROW or cycle network	Proximity to the Workplace	<b>!</b>	5	Site is within 2km wall	king distance of an employm	ent allocation	ı	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 5 Site is predominantly Previously Developed Land  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected nat	Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
Strategic Road Access	PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	rk	
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets	Strategic Road Access		N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 5 Site is predominantly Previously Developed Land  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 3 Low intensity land uses  Planning Permission or Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Criteria: Achievability Criteria: Open Site Currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green	Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts		
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within a Minerals or Pasce, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt & Green Wedge  Land Classification  5 Site is predominantly Previously Developed Land  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Regibbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Cutside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Ownership  5 Site does not face any known legal issues  Planning Permission or  A/Allocation  5 Development is likely viable  Timescale for Deliverability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification  5 Site is predominantly Previously Developed Land Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:  Availability Criteria:  Availability Rating: Green  Availability Criteria:  Availability Rating: Green  Allocation N/A Allocation Site our-ently in use for other purposes.  Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Archaeological Assets		5		•			
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Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:  Availability Criteria:  Availability Rating:  In Held by developer/willing owner/public sector  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Development is likely viable  Timescale for Deliverability  S Development is likely viable	Green Belt & Green Wedge 0				e (90% or more) lies within t	he Metropoli	tan Green Belt or Green	
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designated protected natural feature	Protected Natural Features		3	•			•	
Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Coutside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.  Availability Criteria:  Availability Rating:  Green  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Legal Condition  Site currently in use for other purposes.  Achievability Criteria:  Achievability Criteria:  Overload Tender of the purposes of the purposes.  Achievability Criteria:  Achievability Criteria:  Overload Tender of the purposes.  Achievability Criteria:  Achievability Criteria:  Overload Tender of the purposes.  Achievability Criteria:  Achievability Criteria:  Overload Tender of the purposes.  Achievability Criteria:  Achievability Rating:  Green						m of an inte	rnational/national	
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Ground Condition Constraints   5   Ground treatment is not expected to be required		.036		·				
Neighbouring Constraints   5   Site has no neighbouring constraints	·							
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years		11.5						
Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years								
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Chase with rights of access.  Availability Criteria:  Land Ownership  S  Held by developer/willing owner/public sector  Land Condition  S  Legal Constraints  S  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  S  Development is likely viable  Timescale for Deliverability  S  Availability Rating:  Availability Rating:  Achievability Rating:  S  Green	Community Facilities		5	existing/proposed sch				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability			Ü	stops. Gated access from Ly	nfords drive.	Land fronts onto Runwell	
Legal Constraints  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  A Low intensity land uses  Site does not face any known legal issues  Achievability  Achievability Rating:  Green  Up to 5 years	Availability Criteria:					lating:	Green	
Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling owner/public sector			
Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Condition		3	Low intensity land use	S			
Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Legal Constraints		5	Site does not face any	known legal issues			
Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	=		N/A					
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Achievability Criteria:				Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely				
			5	Up to 5 years				
	Comments on Achievability							

SHELAA Reference:	CFS88		RAG Rating:	Yellow	3	0 May 2023	
Site Address:	Site At	Fenn R	oundabout, Burnham	Road, South Woodham	Ferrers, Che	elmsford	
Parish:	South	Woodh	am Ferrers	Total Score:	91		
Developable Site Area	1.05			Reason for	n for		
(ha):				discounted areas:			
Potential Yield:	0			Typology:	34		
Proposed Use:	Emplo	yment		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Green	
Proximity to Employment A	reas	N/A					
Impact on Retail Areas		N/A					
Proximity to the Workplace	<b>!</b>	N/A					
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site		
Strategic Road Access		4	Site has direct access	to or is adjacent to a primary	road netwo	rk	
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage Assets 5			Site does not contain	any non-designated heritage	assets		
Archaeological Assets	Ü			djacent to one or more asse		=	
Minerals & Waste Constraints 5				is within a Minerals Safegua	arding Area. S	Site is not within a	
2.5		_	Minerals or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space	Defined Open Space 5				bace, an exist	ing/proposed Country	
Green Belt & Green Wedge		5	Park or 'Other' Green Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification		0		Greenfield and primarily wit			
			Grade 2 or Grade 3	. ,			
Protected Natural Features		3		e of any protected natural fe			
			designated protected natural feature or within 500m of an international/national designated protected natural feature				
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	.036	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints	11.3	N/A	Ground treatment is t	iot expected to be required			
Proximity to Key Services		N/A					
Community Facilities		5	Development would n	ot result in the loss of nor p	ut additional	strain on an	
Sommune, resimines		•	•	ool/healthcare facility/place			
			recreation facility				
Comments on Suitability			nt to Urban Area. In ran ial for assets on site.	ge of bus stops. Archaeologi	cal survey ca	rried out indicates	
Availability Criteria:		potent	iai ioi assets on site.	Availability F	Rating:	Yellow	
Land Ownership		5	Held by developer/wil	lling owner/public sector			
Land Condition		3	Low intensity land use	<u> </u>			
Legal Constraints		3	Site may possibly face				
Planning Permission or		N/A	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u> </u>			
Allocation		,,,					
Comments on Availability		Operat	ional requirements on s	ite from UKPN. Right of acce	ss required t	o maintain electrics.	
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			L				

SHELAA Reference:	CFS90		RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land a	t 87 Ma	in Road, Great Leighs	, Chelmsford, Essex	<u> </u>		
Parish:	Great	Leighs		Total Score:	108		
Developable Site Area	0.92			Reason for			
(ha):				discounted areas:			
Potential Yield:	21			Typology:	4		
Proposed Use:	Reside	ntial		Comments on the siz	e		
				of site:			
Suitability Criteria:				Suitability	Rating:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employ	ment allocation	1	
Impact on Retail Areas		5	Development does no	t result in the loss of estal	olished shops a	nd services within	
			-	e, South Woodham Ferre	rs Town Centre	or any designated	
			Neighbourhood Centre				
Proximity to the Workplace	,	5		king distance of an emplo		n ————————————————————————————————————	
Public Transport		5		lking distance of one or n			
PROW and Cycling Connect	ivity	5		alking distance to either a		песмогк	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjac	ent to the site		
Strategic Road Access		N/A	Cita dana matamata	and declarated by the			
Designated Heritage Assets		5		any designated heritage a			
Non-Designated Heritage A	ssets	5		any non-designated herita		t	
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts	5	Minerals or Waste Co		guarding Area. S	site is not within a	
Defined Open Space	5 Site does not I Park or 'Other			n an area defined as Open	Space, an exist	ing/proposed Country	
Green Belt & Green Wedge	,	5		n the Metropolitan Green	Belt or Green V	Vedge	
Land Classification				Greenfield and primarily v			
Protected Natural Features	;	0	Site partially or wholly	comprises of one or mor	e protected nat	cural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0		n walking distance of one	or more service	es and the City	
				am Ferrers Town Centre		h - l f	
Community Facilities		3		ut additional strain on bu ool/healthcare facility/pla			
Comments on Suitability		-	nt to DSB. In range of bu 003/098.	ıs stops. Site has highway	frontage. 0.104	ha protected under	
Availability Criteria:				Availability	/ Rating:	Green	
Land Ownership		5	, , , ,	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A					
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>				Achievabil	ity Rating:	Green	
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability	1						

	CFS91		RAG Rating:	Amber	30	0 May 2023	
Site Address:	Land E	ast of D	orakes Farm, Drakes L	ane, Little Waltham, Chel	msford, Ess	ex	
Parish:	Little V	Valthan	n	Total Score:	83		
Developable Site Area	2.12			Reason for			
(ha):				discounted areas:			
Potential Yield:	42			Typology:	3+32+33+		
Proposed Use:	Mixed	Use		Comments on the size of site:		e is potentially suitable ployment use	
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	0	Site is wholly/partially	located within an existing/p	roposed emp	loyment allocation	
Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre		own Centre	or any designated	
Proximity to the Workplace		5	Site is within 2km wall	king distance of an employm	ent allocatior	ı	
Public Transport		0		m walking distance from all			
PROW and Cycling Connecti	vity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5		g vehicle access into/adjacen			
Strategic Road Access 0			network, a safeguarde	ess to nor is adjacent to the s ed trunk road or a B-road		network, primary road	
Designated Heritage Assets		5		any designated heritage asse			
Non-Designated Heritage As	ssets	5		any non-designated heritage			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 0		Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development					
Defined Open Space 5			Park or 'Other' Green				
Green Belt & Green Wedge 5				n the Metropolitan Green Be			
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with			
Protected Natural Features		0		comprises of one or more p	rotected nati	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Are		5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	its	5	Ground treatment is not expected to be required				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City				
Community Facilities		3	Centre/South Woodham Ferrers Town Centre  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility				
Comments on Suitability			•	es Lane employment area. Ac			
Availability Cuit aut		and ha	s rrontage onto Drakes L	ane. 1.51ha protected unde			
Availability Criteria:			I	Availability F	tating:	Green	
Land Ownership		5		ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
<b>Achievability Criteria:</b>				Achievability	Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

Site Address: Parish: Developable Site Area (ha): Potential Yield:	Land South Margarettin	of 4 Glenside Parsonag	e Lane Margaretting Inga	F.			
Developable Site Area (ha):	Margarettir		e Lane, Margaretting, ingo	itestone, Es	sex		
(ha):	Widi Bai Cttii	g	Total Score:	89			
` '	3.09		Reason for				
Potential Yield:			discounted areas:				
	61		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ting:	Red		
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	nt allocation			
Impact on Retail Areas 5		•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	0	Site is in excess of 2kr	n walking distance of an emp	loyment allo	cation		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connecti	vity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constrain	its 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropoli	tan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,		
<b>Protected Natural Features</b>	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	its 3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	0	Centre/South Woodh	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre				
Community Facilities	3		out additional strain on but no lool/healthcare facility/place				
Comments on Suitability	cons		us stops. Possible access from otected under TPO/2016/036 nern boundary of the site.				
Availability Criteria:			Availability R	lating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		1		
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years	- · · <del>-</del>				
Comments on Achievability		5 to 5 feet 5					

SHELAA Reference:	CFS93	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land West o	f Back Lane and West	of Playing Fields, East of F	ord End, Fo	rd End, Chelmsford	
Parish:	Great Walth	am	Total Score:	111		
Developable Site Area	5.7		Reason for			
(ha):			discounted areas:			
Potential Yield:	98		Typology:	2		
Proposed Use:	Residential					
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	ent allocation		
Impact on Retail Areas	5	- I	ot result in the loss of establis re, South Woodham Ferrers T res	•		
Proximity to the Workplace	. 5		lking distance of an employm	ent allocation	n	
Public Transport	5	+	alking distance of one or mor			
PROW and Cycling Connect			alking distance to either a PR		network	
Vehicle Access	5		g vehicle access into/adjacer			
Strategic Road Access	N/A		<u> </u>			
Designated Heritage Assets		Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage A			any non-designated heritage			
Archaeological Assets	5		contain any assets of archae		est	
Minerals & Waste Constrai		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with			
Protected Natural Features	3	designated protected	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management A	reas 5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ring constraints			
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	3		out additional strain on but n nool/healthcare facility/place			
Comments on Suitability	Adjac	ent to DSB. In range of b	us stops.			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & buildin	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievability	/ Rating:	Green	
Viability	5	Development is likely	viable			
Timescale for Deliverability		Up to 5 years				
Comments on Achievability						

SHELAA Reference:	CFS94		RAG Rating:	Amk	oer	30	0 May 2023
Site Address:	Land S	outh Ea	st of Little Waltham,	East an	d West of Essex Re	egiment Wa	y, Little Waltham and
	Broom	ifield, C	helmsford Essex				
Parish:	Broom	ifield		Total	Score:	81	
Developable Site Area	154.3			Reasc			
(ha):				disco	unted areas:		
Potential Yield:	2160			Typol	~ '	23	
Proposed Use:	Mixed	Use		Comn of site	nents on the size e:		e is potentially suitable ployment use
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	Areas	0	Site is wholly/partially	located			loyment allocation
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	d services within
,			Chelmsford City Centr Neighbourhood Centr		Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace	9	5	Site is within 2km wal		ance of an employme	ent allocation	1
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivitv	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle i	network
Vehicle Access		5	A route exists enabling				
Strategic Road Access		5	Site has direct access	to or is a	djacent to the strate	gic road netv	vork
Designated Heritage Assets	5	0	Site contains one or m	nore desi	gnated heritage asse	ets	
Non-Designated Heritage A		5	Site does not contain	any non-	designated heritage	assets	
Archaeological Assets 5			Site is not thought to	contain a	iny assets of archaed	ological intere	est
Minerals & Waste Constraints 0			Site is wholly or partially within an identified Minerals Consultation Area and/or Waste				
			Consultation Area who	ere safeg	uarded infrastructur	re is permane	ent in nature or where the
					•		delivery of development
Defined Open Space		3	Site partially lies withi Park or 'Other' Green		a defined as Open Sp	oace, an exist	ing/proposed Country
Green Belt & Green Wedge	<u>;</u>	3	Site partially lies withi				
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features	;	0	Site partially or wholly			rotected nati	ural features
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre				
Community Facilities		0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility				
Comments on Suitability		Within					mer Valley P&R and bus
comments on suitability			Grade 2 listed buildings				
		•	ted under TPO/2017/01				
					•		DPC000839, SOPC000840,
			00527. Contaminated la 01721.	nd Priori	ty 2: SOPC000248. H	listoric landfi	II: EAHLD01001,
Availability Criteria:		E/ 11 1 E B	01,21.		Availability R	lating:	Green
Land Ownership		5	Held by developer/wi	lling own	•		
Land Condition		2	Established multiple u		- , ,		
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or			already allocated in t			t of SGS6_S	ee 22/00001/MAS
Allocation			950/OUT	2000		. 0. 3030. 3	22 <u>22</u> , 3300 <u>1</u> , WIA3,
Comments on Availability			site currently in use for	other pu	irposes.		
Achievability Criteria:					· 	Rating	Green
· · · · · · · · · · · · · · · · · · ·		_	Dovolonment is likely	viable	Achievability	naulig:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS95		RAG Rating:	Red	3	0 May 2023	
Site Address:	Wood	Farm, S	Stock Road, Galleywoo	od, Chelmsford, Essex, CM	12 8JU		
Parish:	Galley	wood		Total Score:	93		
Developable Site Area	32.97			Reason for			
(ha):				discounted areas:			
Potential Yield:	404			Typology:	27		
Proposed Use:	Reside	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme			
Impact on Retail Areas 5			· ·	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	<u> </u>	5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets 5			Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage Assets 5			Site does not contain	any non-designated heritage	assets		
Archaeological Assets 5			Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain				ess than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	Park or 'Other'			n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0 The majority of the Wedge			e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	reas	5	Site is in excess of 500	site is in excess of 500m from a designated AQMA			
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	y Centre/South	
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability		Outside EAHLD	•	stops. Priority 4 contaminat	ed land: SOP	C000810. Historic landfill:	
Availability Criteria:				Availability R	Rating:	Yellow	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		3	Low intensity land use	es .			
Legal Constraints		3	Site may possibly face	legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability		Potent	ial issues with site acces	s. Site in use for other purpo	ses.		
Achievability Criteria:				Achievability		Green	
Viability		5	Development is likely	_			
Timescale for Deliverability		5	Up to 5 years	-			
Comments on Achievability			p / 2000				
23.milenes on Aemevability							

SHELAA Reference: 0	CFS96	RAG Rating:	Red	Red 30 May 2023		
Site Address:	Land Sout	h East of Glebe Farm, St	ock Road, Galleywood, Che	elmsford, Es	ssex	
Parish:	Galleywo	od	Total Score:	101		
Developable Site Area	18.9		Reason for			
(ha):			discounted areas:			
Potential Yield:	324		Typology:	1		
Proposed Use:	Residentia	al	Comments on the size of site:			
Suitability Criteria:			Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Chelmsford City Cent Neighbourhood Cent		own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wa	alking distance of an employm	ent allocatio	n	
Public Transport	5	Site is within 400m v	valking distance of one or mor	e services		
PROW and Cycling Connecti	ivity 5		valking distance to either a PR	-	network	
Vehicle Access	5	A route exists enabli	ng vehicle access into/adjacen	t to the site		
Strategic Road Access	N	/A		·		
Designated Heritage Assets	5	Site does not contain	n any designated heritage asse	ets		
Non-Designated Heritage A	ssets 5	Site does not contain	n any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 5	Minerals or Waste C	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie with Park or 'Other' Green	iin an area defined as Open Sp n Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the s Wedge	ite (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3	designated protected	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature			
Flood Risk Constraints	5		Site is wholly within Flood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA			
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is	Ground treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbourin	Site has neighbouring constraints with no potential for mitigation			
Proximity to Key Services	0		m walking distance of one or ham Ferrers Town Centre	more service	s and the City	
Community Facilities	3	existing/proposed so recreation facility	put additional strain on but no hool/healthcare facility/place			
Comments on Suitability	0	utside of DSB. In range of bu	us stops.			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/w	villing owner/public sector	<del>_</del>		
Land Condition	5	Vacant land & building	ngs			
Legal Constraints	5	Site does not face an	y known legal issues			
Planning Permission or Allocation	N,	/A				
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	•			
Timescale for Deliverability		Up to 5 years				

SHELAA Reference: (	CFS97		RAG Rating:	Red	3	0 May 2023	
Site Address:	Land So	uth of	A12 and East of Stoc	k Road, Galleywood, Che	lmsford, Ess	ex	
Parish:	Galleyw	ood		Total Score:	98		
Developable Site Area	7.12			Reason for	Gas pipe a	and Buffer (1.08ha)	
(ha):				discounted areas:			
Potential Yield:	122			Typology:	2		
Proposed Use:	Residen	tial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability R	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employm	ent allocation		
Impact on Retail Areas	!	5	Development does no	t result in the loss of establi	ished shops ar	nd services within	
			Chelmsford City Centr	e, South Woodham Ferrers	Town Centre	or any designated	
			Neighbourhood Centre				
Proximity to the Workplace		5		king distance of an employr		1	
Public Transport		5		alking distance of one or mo			
PROW and Cycling Connecti		5		lking distance to either a Pl		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site		
Strategic Road Access N							
Designated Heritage Assets 5				any designated heritage ass			
Non-Designated Heritage Assets				any non-designated heritag			
Archaeological Assets	5		contain any assets of archae				
Minerals & Waste Constrain	its !	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	!	5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country	
Green Belt & Green Wedge	(	0	The majority of the sit Wedge	e (90% or more) lies within	the Metropol	tan Green Belt or Green	
Land Classification	(	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wi	thin the land o	lassification/s: Grade 1,	
Protected Natural Features	(	0	Site partially or wholly	comprises of one or more	protected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas !	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts !	5	Ground treatment is not expected to be required				
Neighbouring Constraints	(	0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	(	0	Site is in excess of 2km walking distance of one or more services and the City				
			·	am Ferrers Town Centre			
Community Facilities		3		ut additional strain on but i			
			recreation facility	ool/healthcare facility/place	e of worship/s	ports, leisure, or	
Comments on Suitability		Outside		stops. Informal access off I	Rakers Lane 1	17ha protected under	
Comments on Suitability			006/022.	stops. Informal access on t	Sakers Lane. 1	.1711a protected under	
Availability Criteria:				Availability	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A		<u> </u>			
Allocation		•					
Comments on Availability							
Achievability Criteria:				Achievabilit	y Rating:	Green	
		5	Development is likely			•	
Viability							
Timescale for Deliverability		5	Up to 5 years				

SHELAA Reference:	CFS98		RAG Rating:	Green	3	0 May 2023		
Site Address:	Site So	outh of	Woodhouse Lane and	East of North Cour	t Road, Little Wa	ltham, Chelmsford,		
	Essex							
Parish:	Broon	nfield		Total Score:	111			
Developable Site Area	1.7			Reason for				
(ha):				discounted areas:				
Potential Yield:	38			Typology:	3	3		
Proposed Use:	Reside	ential		Comments on the	size			
				of site:				
Suitability Criteria:				Suitabil	ity Rating:	Green		
Proximity to Employment	Areas	5	Site is outside of any e	xisting/proposed emp	oloyment allocation	1		
Impact on Retail Areas		5	Development does no	t result in the loss of e	stablished shops a	nd services within		
			Chelmsford City Centr	· ·	errers Town Centre	or any designated		
D			Neighbourhood Centr					
Proximity to the Workplac	5	Site is within 2km walking distance of an employment allocation						
Public Transport	5		Site is within 400m walking distance of one or more services  Site is within 100m walking distance to either a PROW or cycle network					
						network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site						
Strategic Road Access		N/A	Cita da sa mat samtain	Site does not contain any designated heritage assets				
Designated Heritage Asset		5		<u>,                                     </u>	-			
Non-Designated Heritage	Assets	5	Site does not contain			rost		
Archaeological Assets 5 Minerals & Waste Constraints 5			Site is not thought to the Less than 5ha of a site					
Minerals & Waste Constra	illerais & waste Constraints			is within a Minerals S isultation Area	areguarding Area.	Site is not within a		
Defined Open Space	Defined Open Space				pen Space, an exis	ting/proposed Country		
zemen open opene			Park or 'Other' Green			5.1 1 ,		
Green Belt & Green Wedge 5		5	Site does not lie within	· · · · · · · · · · · · · · · · · · ·				
Land Classification		0		Greenfield and primar	ily within the land	classification/s: Grade 1		
			Grade 2 or Grade 3					
Protected Natural Feature	S	0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constra	ints	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	=	· · · · · · · · · · · · · · · · · · ·			
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov		vices and/or the Ci	ty Centre/South		
Community Facilities		3	Development would p		but not result in t	he loss of on an		
community radinates			existing/proposed sch					
			recreation facility					
Comments on Suitability		Adjace	nt to DSB. In range of bເ	is stops. 0.08ha prote	cted under TPO/20	05/051.		
Availability Criteria:				Availabi	lity Rating:	Green		
Land Ownership		5	Held by developer/wil					
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A	<u> </u>					
Allocation								
Comments on Availability								
Achievability Criteria	:			Achieva	bility Rating:	Green		
Viability		5	Development is likely			1		
Timescale for Deliverabilit	V	5	Up to 5 years					
Comments on Achievabilit		l -	1					

SHELAA Reference:	CFS99		RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land S	outh of	A414 and North of Sa	andon Village, Maldon Ro	ad, Sandon,	, Chelmsford, Essex	
Parish:	Sandoi	า		Total Score:	102		
Developable Site Area	33			Reason for	Electricity	line (0.18ha)	
(ha):				discounted areas:			
Potential Yield:	404			Typology:	27		
Proposed Use:	Reside	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ting:	Amber	
•	roac	5	Site is outside of any e	xisting/proposed employme		Allibei	
Proximity to Employment A Impact on Retail Areas	ireas	5		t result in the loss of establis		nd convices within	
impact on Netall Areas		5		e, South Woodham Ferrers T			
Proximity to the Workplace 5		5	Site is within 2km walking distance of an employment allocation				
Public Transport 5			Site is within 400m walking distance of one or more services				
PROW and Cycling Connect	ivity	5	Site is within 100m walking distance to either a PROW or cycle network				
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site				
Strategic Road Access		N/A					
Designated Heritage Assets		3	Site is adjacent to one	or more designated heritage	e assets		
Non-Designated Heritage A		5	Site does not contain any non-designated heritage assets				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 0			Site is wholly or partia	lly within an identified Mine	rals Consulta	tion Area and/or Waste	
			Consultation Area who	ere safeguarded infrastructu	re is permane	ent in nature or where the	
allocated activity would not have ceased prior to							
Defined Open Space		5		n an area defined as Open Sp	ace, an exist	ing/proposed Country	
Crean Dalt Q Crean Medica		_	Park or 'Other' Green	•	lt or Groon M	Jodgo	
Green Belt & Green Wedge	!	5		the Metropolitan Green Be		=	
Land Classification	Grade 2 or Grade 3			· · ·			
Protected Natural Features	Protected Natural Features  Site does not comprise of any protected natural features but is within 100m or designated protected natural feature or within 500m of an international/nation						
			designated protected	natural feature			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	y Centre/South	
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability		Adjace		range of Sandon P&R and b	us stops. Adj	acent to Grade 2 listed	
			g. Adjacent to conservat				
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A	· · · · · · · · · · · · · · · · · · ·	<del>-</del>			
Allocation		,					
Comments on Availability		Site no	t within promoters own	ership.			
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	•		1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			- 12 22 7 30.0				
Comments on Achievability							

Parish: Developable Site Area (ha): Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Area	Sandon 13.44 230 Resident		est of Park and Ride 1	Total Score:  Reason for discounted areas:	Sandon, Ch 94 Electricity		
Developable Site Area (ha): Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Area	13.44 230 Resident	tial		Reason for discounted areas:		line (0.06ha)	
(ha): Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Art	230 Resident	tial		discounted areas:	Electricity	line (0.06ha)	
Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Art	Resident	tial			-	iiiic (0.00iia)	
Proposed Use:  Suitability Criteria:  Proximity to Employment Are	Resident	tial		Typology:			
Suitability Criteria: Proximity to Employment Are		tial		Typology: 1			
Proximity to Employment Ar				Comments on the size of site:			
				Suitability Ra	ating:	Amber	
	eas (	)	Site is wholly/partially	located within an existing/p		loyment allocation	
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace 5		5	Site is within 2km walking distance of an employment allocation				
Public Transport		<u>-</u> 5		alking distance of one or mor			
PROW and Cycling Connectiv		<u>-</u> 5	Site is within 100m walking distance to either a PROW or cycle network				
Vehicle Access		5		g vehicle access into/adjacen			
Strategic Road Access		N/A		,			
Designated Heritage Assets		5	Site does not contain any designated heritage assets				
Non-Designated Heritage Ass		<u>.                                    </u>					
Archaeological Assets 0			Site does not contain any non-designated heritage assets  Site is thought to contain one or more assets of archaeological interest				
Minerals & Waste Constraint	· · · · · · · · · · · · · · · · · · ·			ding Area and requires			
Defined Open Space		5		n an area defined as Open Sp			
	_	_	Park or 'Other' Green		11	t. d	
Green Belt & Green Wedge		5		n the Metropolitan Green Be			
Land Classification	(	)	Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features		5		m of any locally designated printernational/national designated			
Flood Risk Constraints	u,	5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Are	as	5	Site is in excess of 500	m from a designated AQMA			
<b>Ground Condition Constraint</b>	is 5	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints	(	)	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	3	3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	y Centre/South	
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Within Road.	Urban Area. Within ran	ge of Sandon P&R and bus st	ops. Informa	l access exists off Maldon	
Availability Criteria:				Availability R	Rating:	Yellow	
Land Ownership	3	3	Promoter has an optic	on to purchase site or collabo		sting owner	
Land Condition		5	Vacant land & building	gs			
Legal Constraints	3	3	Site may possibly face				
Planning Permission or Allocation				he Local Plan forming par	t of SGS3. S	ee 22/00916/OUT	
Comments on Availability	1	ando	vner/s have not been in	volved in submission. No evid	dence of land	lowner/s support with	
Comments on Availability	S		sion. Overhead electric	supply cables run through th			
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	•			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			1				

Site Address:   Land at Garage Block and West of 5 to 11 Cards Road, Sandon, Chelmsford, Essex   Parish:   Sandon   Total Score:   99 Poreviopable Site Area   8.32   Reason for Electricity, line (0.02ha), Gas pipe   discounted areas:   and Buffer (0.37ha)   Pope Botential Vield:   151   Typology:   2   Proposed Use:   Residential   Comments on the size   of site:   Suttability Rating:   Yellow	SHELAA Reference:	CFS10	2	RAG Rating:	Yellow	3	0 May 2023	
Developable Site Area   Reason for discounted areas: and buffer (0.37ha)   Proposed Use:   Residential   Typology: 2   Residential   Typology: 2   Residential   Typology: 2   Residential   Typology: 2   Residential   Typology: 3   Residential   Typology: 4   Residential   Typology: 4   Residential   Typology: 5   Residential   Typology: 6   Residential   Typology: 6   Residential   Typology: 6   Residential   Typology: 6   Residential   Residential   Typology: 7   Residential   Residen	Site Address:	Land a	t Garag	e Block and West of 5	to 11 Cards Road, Sando	n, Chelmsfo	ord, Essex	
Chap:	Parish:	Sando	n		Total Score:	99		
Proposed Use:   Residential   Residential   Comments on the size of site:     Comments on the size of site:     Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Yellow   Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Impact on Retail Areas   5   Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   Proximity to the Workplace   5   Site is within 2km walking distance or amelployment allocation   Public Transport   5   Site is within 2km walking distance or amelployment allocation   Public Transport   5   Site is within 100m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   N/A   Designated Heritage Assets   7   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   N/A   Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site does not town or more designated heritage assets   Site does not town or more accessed prior to the intended delivery of development   Site does not town where a seleguated infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development   Site does not town within an area defined as open Space, an existing/proposed Country   Park or 'Other' Green Space   Site does not tile within an Area defined as open Space, an existing/proposed Country   Park or 'Other' Green Space   Site does not town within an area defined as open Space, an existing/proposed Country   Park or 'Other' Green Space   Site does not town within an a	Developable Site Area	8.82			Reason for	Electricity	line (0.02ha), Gas pipe	
Proposed Use:	(ha):				discounted areas:	and Buffe	r (0.37ha)	
Suitability Criteria:  Suitability Rating:  Yellow  Proximity to Employment Areas  5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within Allom walking distance of an employment allocation  Public Transport  5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any sasets of archaeological interest  Minerals & Waste Constraints  0 Site is within 100m partially within an identified Minerals Consultation Area and/or Waste Consultation Area where a sfeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space  Green Belt & Green Wedge  5 Site does not lie within an area defined as Open Space, an existing/proposed Country  Park or Other Green Space  Protected Natural Features  0 Site is perdominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Frode 12 or Grade 3  Frode 12 or Grade 3  Frode 12 or Grade 3  Frode 12 or Grade 3  Frode 13 or Grode 12 or Grade 3  Frode 14 or Grade 12 or Grade 3  Frode 15 or Grade 12 or Grade 3  Frode 15 or Grade 12 or Gr	Potential Yield:	151			Typology:	2		
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential					
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ating:	Yellow	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 2km walking distance of an employment allocation  5 Site is within 2km walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site is not thought to contain any assets of archaeological interest  Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Constraints  5 Site is swholly or partially within an identified Minerals Consultation area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development on the particular of the particular of the within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  1 Site does not lie within the Metropolitan Green Belt or Green Wedge  1 Land Classification  2 Site jartially or wholly comprises of one or more protected natural features  Flood Risk Constraints  3 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in within 12km walking distance of all services and/or the City Centre/South Woodham Ferrers To	Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Public Transport  PROW and Cycling Connectivity  Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  0 Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  1 Site is provided in the Metropolitan Green Belt or Green Wedge  Land Classification  2 Site is partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of Soom from a designated ADMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/200/056.  Availability Criteria:  Additional land required to achieve access. Overhead electric supply cables run through th	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers T es	Town Centre	or any designated	
PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any sasets of archaeological interest  Minerals & Waste Constraints  0 Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the indeed delivery of development  Defined Open Space  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  6 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093h protected under TPO/2000/056.  Availability Criteria:  Availability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability C	Proximity to the Workplace		5	Site is within 2km wal	king distance of an employm	ent allocation	n	
Vehicle Access	Public Transport 5		5	Site is within 400m wa	alking distance of one or mor	e services		
Strategic Road Access	PROW and Cycling Connectivity		5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Designated Heritage Assets   Site is adjacent to one or more designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	t to the site		
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets	Strategic Road Access		N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 0 Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:	Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets							
Minerals & Waste Constraints   Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to intended delivery of development of allocated activity would not have ceased prior to intended delivery of development of the allocated activity would not have ceased prior to intended delivery of development of the allocated activity would not have ceased prior to intended delivery of development of the allocated activity would not have ceased prior to intended delivery of development of the allocated activity would not have ceased prior to intended delivery of development of the allocated activity would not have ceased prior to intended delivery of development of the allocated activity would not have ceased prior to intended delivery of development of the allocated activity would not have ceased prior to intended delivery of development in nature or where the allocated activity would not have ceased prior to intended delivery of development in nature or where the allocated activity of the cease of setting allocated activity within an area defined as Open Space.    Site does not lie within a narea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Site does not lie within a narea defined as Open Space, an existing/proposed Country within the Metropolitian Green Belt or Green Wedge   Land Condition	Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets				
Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development of the construction of the const	Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.  Availability Criteria: Availability Rating: Green  Availability Rating: Green  Allocation 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 3 Site may possibly face legal issues  Planning Permission or Allocation Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Minerals & Waste Constrain	nts	0	Consultation Area who	ere safeguarded infrastructu	re is perman	ent in nature or where the	
Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 3 Site may possibly face legal issues  Planning Permission or Availability Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Defined Open Space		5			ace, an exist	ing/proposed Country	
Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  S Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  S Ground treatment is not expected to be required  Neighbouring Constraints  S Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjac⊸t to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  S Site may possibly face legal issues  Planning Permission or Allocation  Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria:  Viability  S Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Green Belt & Green Wedge	!	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Flood Risk Constraints  2  Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas 5  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5  Ground treatment is not expected to be required  Neighbouring Constraints 5  Site has no neighbouring constraints  Proximity to Key Services 3  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.  Availability Criteria:  Availability Rating: Green  Land Ownership 5  Held by developer/willing owner/public sector  Land Condition 5  Vacant land & buildings  Legal Constraints 3  Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability Criteria:  Achievability Rating: Green  Achievability Criteria:  Achievability Rating: Green  Viability 5  Development is likely viable  Timescale for Deliverability 5  Up to 5 years	Land Classification		0	· · · · · ·	Greenfield and primarily witl	nin the land o	lassification/s: Grade 1,	
Air Quality Management Areas  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria:  Achievability Rating:  Green  Viability  S Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Protected Natural Features		0			rotected nat	ural features	
Ground Condition Constraints  Neighbouring Constraints  Froximity to Key Services  Ommunity Facilities  Availability Criteria:  Land Ownership  Legal Constraints  Site Held by developer/willing owner/public sector  Land Condition  Site may possibly face legal issues  Planning Permission or Allocation  Adhievability Criteria:  Achievability Crit	Flood Risk Constraints		2	Up to 25% of the site	area is within Flood Zone 3			
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas	5					
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required			
Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbour	ing constraints			
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services			Woodham Ferrers Tov	wn Centre			
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  S  Development is likely viable  Timescale for Deliverability  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Achievability Rating:				existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability					ard's Road. A	djacent to conservation	
Legal Constraints  1 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  Site may possibly face legal issues  N/A  Additional land required to achieve access. Overhead electric supply cables run through the site.  Achievability Rating:  Green  Up to 5 years	Availability Criteria:				-	Rating:	Green	
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  A Site may possibly face legal issues  N/A  Additional land required to achieve access. Overhead electric supply cables run through the site.  Achievability Rating:  Green  Up to 5 years	Land Ownership		5	Held by developer/wil	ling owner/public sector			
Planning Permission or Allocation  Comments on Availability  Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Land Condition		5	Vacant land & building	gs			
Allocation  Comments on Availability  Additional land required to achieve access. Overhead electric supply cables run through the site.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Legal Constraints		3	Site may possibly face	legal issues			
Additional land required to achieve access. Overhead electric supply cables run through the site.  Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Planning Permission or		N/A					
Access to site limits development potential. Site not within promoters ownership.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Allocation							
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability			·			J	
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Achievability Criteria:				Achievability	/ Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	-		5	Development is likely			1	
				·				
	Comments on Achievability							

SHELAA Reference:	CFS103	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land East	of The Willows, East Har	nningfield Road, Rettendo	n, Chelmsfo	rd, Essex		
Parish:	Rettendo	า	Total Score:	108			
Developable Site Area	0.73		Reason for				
(ha):			discounted areas:				
Potential Yield:	14		Typology:	5			
Proposed Use:	Residentia	al	Comments on the size	s on the size			
			of site:				
Suitability Criteria:			Suitability R	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation			
Impact on Retail Areas	5	Development does n	ot result in the loss of establ	ished shops ar	nd services within		
			re, South Woodham Ferrers	Town Centre	or any designated		
			Neighbourhood Centres				
Proximity to the Workplace			m walking distance of an em		cation		
Public Transport	5		Site is within 400m walking distance of one or more services				
PROW and Cycling Connect			valking distance to either a P		network		
Vehicle Access	5		ng vehicle access into/adjace	nt to the site			
Strategic Road Access	N,						
Designated Heritage Assets 5 Site does not contain any designated heritage assets							
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritag	e assets			
Archaeological Assets	5	_	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Less than 5ha of a sit Minerals or Waste Co	e is within a Minerals Safegu onsultation Area	arding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie with Park or 'Other' Greer	in an area defined as Open S n Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green B	elt or Green V	Vedge		
Land Classification	0 Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features	Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature				•		
Flood Risk Constraints	5	Site is wholly within I	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	0m from a designated AQM	4			
Ground Condition Constrain	nts 5	Ground treatment is	not expected to be required				
Neighbouring Constraints	5	Site has no neighbou	ring constraints				
Proximity to Key Services	0		m walking distance of one of	more service	s and the City		
Community of Feedball and			nam Ferrers Town Centre	ut addition-l	strain on an		
Community Facilities	5		not result in the loss of nor p hool/healthcare facility/plac				
		recreation facility	nooi, neartheare racinty, plac	e or worship, s	sports, leisure, or		
Comments on Suitability	Ou		is stops. Within 100m of The	Willows (LoW	/S).		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector				
Land Condition	5	Vacant land & buildir					
Legal Constraints	5	Site does not face an					
Planning Permission or	N/		, ,0				
Allocation	14/	,,					
Comments on Availability							
Achievability Criteria:			Achievabilit	y Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	CFS104	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Horseshoe	Farm, Main Road, Bickr	nacre, Chelmsford, Essex,	CM3 4EX			
Parish:	Bicknacre		Total Score:	101			
Developable Site Area	5.26		Reason for				
(ha):			discounted areas:				
Potential Yield:	90		Typology:	2			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Yellow		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5		ot result in the loss of establi	•			
		•	re, South Woodham Ferrers	Town Centre	or any designated		
			Neighbourhood Centres Site is in excess of 2km walking distance of an employment allocation				
Proximity to the Workplace					cation		
Public Transport	5		alking distance of one or mo				
PROW and Cycling Connect			to either an existing PROW of	-	ork		
Vehicle Access	5		A route exists enabling vehicle access into/adjacent to the site				
Strategic Road Access							
Designated Heritage Assets			Site does not contain any designated heritage assets				
Non-Designated Heritage A			Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegu onsultation Area	arding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open S ı Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		in the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification 0 Site is predominantly Greenfield and p			Greenfield and primarily wit	thin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	protected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	Om from a designated AQMA	١			
Ground Condition Constrain		Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	5	Site is within 800m w	Site is within 800m walking distance of all services and/or the City Centre/South				
		Woodham Ferrers To					
Community Facilities	3	existing/proposed sch	put additional strain on but r nool/healthcare facility/place				
Comments on Suitability	Adj	recreation facility acent to DSB. In range of b	us stops. Access off of Main	Road. 0.142h	a protected under		
	TPC	/2006/001, TPO/2016/006	5.ECC contaminated land: CH		T -		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	, , ,	illing owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievabilit	y Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

Parish: Re Developable Site Area (ha): Potential Yield: 22	ettendon 99  2 esidential  s 5 5 5 5 7 5 N/A	Site is outside of any e Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall	king distance of an employ alking distance of one or m	113  4 e  Rating: ment allocation polished shops a serious Centre yment allocation	Amber  n d services within or any designated	
Developable Site Area (ha): Potential Yield: 22 Proposed Use: Re  Suitability Criteria: Proximity to Employment Area Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets	99 2 2 2 2 2 3 5 5 5 5 7 5 7 7 7 7 8 7 8 7 8 8 8 8 8 8	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Reason for discounted areas: Typology: Comments on the siz of site: Suitability existing/proposed employed tresult in the loss of estal re, South Woodham Ferrer esking distance of an employalking distance of one or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance o	Rating: ment allocation olished shops a s Town Centre	nd services within or any designated	
(ha):  Potential Yield: 22  Proposed Use: Re  Suitability Criteria:  Proximity to Employment Area  Impact on Retail Areas  Proximity to the Workplace  Public Transport  PROW and Cycling Connectivity  Vehicle Access  Strategic Road Access  Designated Heritage Assets	2 esidential	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	discounted areas: Typology: Comments on the siz of site: Suitability existing/proposed employed tresult in the loss of estal re, South Woodham Ferrer resking distance of an employalking distance of one or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making d	Rating: ment allocation olished shops a rs Town Centre	nd services within or any designated	
Potential Yield: 22 Proposed Use: Re  Suitability Criteria: Proximity to Employment Area Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets	s 5 5 5 5 7 5 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Typology: Comments on the siz of site: Suitability existing/proposed employed tresult in the loss of estable, South Woodham Ferreresking distance of an employed liking distance of one or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making distance or making	Rating: ment allocation olished shops a rs Town Centre	nd services within or any designated	
Proposed Use: Re  Suitability Criteria:  Proximity to Employment Area Impact on Retail Areas  Proximity to the Workplace  Public Transport  PROW and Cycling Connectivity Vehicle Access  Strategic Road Access  Designated Heritage Assets	s 5 5 5 5 7 5 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Comments on the siz of site:  Suitability existing/proposed employed result in the loss of estable, South Woodham Ferrer esking distance of an employalking distance of one or markets.	Rating: ment allocation olished shops a rs Town Centre	nd services within or any designated	
Suitability Criteria: Proximity to Employment Area Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets	5 5 5 y 5 5 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	of site:  Suitability existing/proposed employed result in the loss of estable, South Woodham Ferrer esking distance of an employalking distance of one or markets.	Rating: ment allocation olished shops a s Town Centre yment allocation	nd services within or any designated	
Proximity to Employment Area Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets	5 5 5 5 7 5 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Suitability existing/proposed employed result in the loss of estable, South Woodham Ferrer es king distance of an employalking distance of one or me	ment allocation blished shops a s Town Centre yment allocatio	nd services within or any designated	
Proximity to Employment Area Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets	5 5 5 5 7 5 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	existing/proposed employed of result in the loss of estal re, South Woodham Ferrer es king distance of an employalking distance of one or m	ment allocation blished shops a s Town Centre yment allocatio	nd services within or any designated	
Impact on Retail Areas  Proximity to the Workplace  Public Transport  PROW and Cycling Connectivity  Vehicle Access  Strategic Road Access  Designated Heritage Assets	5 5 5 5 7 5 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	ot result in the loss of estable, South Woodham Ferrer es king distance of an employalking distance of one or m	olished shops a rs Town Centre yment allocatio	nd services within or any designated	
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets	5 5 y 5 5 N/A	Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	e, South Woodham Ferren es king distance of an employ alking distance of one or m	s Town Centre  ment allocatio	or any designated	
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets	5 y 5 5 N/A	Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa	es king distance of an emplov alking distance of one or m	ment allocatio		
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets	5 y 5 5 N/A	Site is within 2km wall Site is within 400m wa Site is within 100m wa	king distance of an employ alking distance of one or m		on	
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets	5 y 5 5 N/A	Site is within 400m was	alking distance of one or m		on	
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets	y 5 5 N/A	Site is within 100m wa				
Vehicle Access Strategic Road Access Designated Heritage Assets	5 N/A		alking dictance to either a		notwork	
Strategic Road Access Designated Heritage Assets	N/A				HELWUIK	
Designated Heritage Assets		A TOUTE CAISES CHADIIII	g vernicie access into/adjac	ent to the site		
<u> </u>		Site does not contain	any designated heritage a	reate		
MOU-DESIGNATION RELIEVED ACCE	5	Site does not contain any designated heritage assets				
		Site does not contain any non-designated heritage assets  Site is not thought to contain any assets of archaeological interest				
Archaeological Assets Minerals & Waste Constraints	5	•	is within a Minerals Safeg			
Willierals & Waste Constraints	٥	Minerals or Waste Co		uarumg Area	Site is not within a	
Defined Open Space	5		n an area defined as Open	Space, an exist	ting/proposed Country	
		Park or 'Other' Green				
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green	Belt or Green \	Wedge	
Land Classification	Land Classification 0 Site is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3				classification/s: Grade 1,	
Protected Natural Features	5		Om of any locally designate international/national de			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constraints</b>	5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbouri	ing constraints			
Proximity to Key Services	0		n walking distance of one am Ferrers Town Centre	or more service	es and the City	
Community Facilities	3	· · ·	out additional strain on bu ool/healthcare facility/pla			
Comments on Suitability	Adjace	ent to DSB. In range of bu	us stops.			
Availability Criteria:			Availability	/ Rating:	Green	
Land Ownership	5	Held by developer/wil	lling owner/public sector			
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any	•			
Planning Permission or	N/A	,	<u> </u>			
Allocation	,					
Comments on Availability						
Achievability Criteria:			Achievabili	ty Rating:	Green	
Viability	5	Development is likely		, ,	-	
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability						

Site Address:	Laural M						
	Land v	Vest of	the Green Man and N	lorth of Highw	ood Road, E	dney Comi	mon, Chelmsford,
	Essex			1			
Parish:	Highw	ood		Total Score:		96	
Developable Site Area	5.06			Reason for			
(ha):	_			discounted a	reas:		
Potential Yield:	87			Typology:	., .	2	
Proposed Use:	Reside	ntial		Comments o of site:	n the size		
Suitability Criteria:				1	ability Ra	ting:	Red
Proximity to Employment A	reas	5	Site is outside of any e				I NCG
Impact on Retail Areas	ii cas	5	Development does no				nd services within
impact on Netali Areas		3	Chelmsford City Centr Neighbourhood Centr	e, South Woodh		-	
Proximity to the Workplace	9	0	Site is in excess of 2kn	n walking distand	ce of an empl	oyment allo	cation
Public Transport		5	Site is within 400m walking distance of one or more services				
PROW and Cycling Connect	ivity	0	Site is not connected to either an existing PROW or cycle network				
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site				
Strategic Road Access		N/A					
Designated Heritage Assets	3	5	Site does not contain any designated heritage assets				
Non-Designated Heritage A	5	Site does not contain any non-designated heritage assets					
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	Minerals or Waste Consultation Area						
Defined Open Space		5	Park or 'Other' Green	Space			ing/proposed Country
Green Belt & Green Wedge	?	0	Wedge				itan Green Belt or Green
Grade			Grade 2 or Grade 3				classification/s: Grade 1,
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural feature o			within 100m of a locally rnational/national
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a design	ated AQMA		
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbour	•			
Proximity to Key Services		0	Site is in excess of 2kn Centre/South Woodha	am Ferrers Town	Centre		
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability			e of DSB. In range of bus ood Churchyard (LoWS).	stops. Access of	ff of Highwoo	d Road. Wit	hin 100m of St Paul
Availability Criteria:				Ava	ilability R	ating:	Green
Land Ownership		5	Held by developer/wil				
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issu	ıes		
Planning Permission or Allocation		N/A	•				
Comments on Availability							
					: a a k ! ! ! 4	Dati	Cuasa
Achievability Criteria:		_	I a		ievability	kating:	Green
		5	Development is likely	viable			
Viability Timescale for Deliverability		5	Up to 5 years				

SHELAA Reference:	CFS109	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land East o	f Four Gables and South	h of Ongar Road, Highwoo	d, Chelmsfo	ord Essex		
Parish:	Highwood		Total Score:	93			
Developable Site Area	2.1		Reason for				
(ha):			discounted areas:				
Potential Yield:	41		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	· ·	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace		Site is in excess of 2kr	m walking distance of an emp	loyment allo	cation		
Public Transport		Site is in excess of 400	Om walking distance from all	services			
PROW and Cycling Connectivity		Site is within 100m w	Site is within 100m walking distance to either a PROW or cycle network				
Vehicle Access		A route exists enablin	ng vehicle access into/adjacer	t to the site			
Strategic Road Access	5 N/A						
Designated Heritage Assets			Site does not contain any designated heritage assets				
Non-Designated Heritage A		Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain			e is within a Minerals Safegua				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp I Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification  O Site is predominantly Greenfield and primarily within the land classification, Grade 2 or Grade 3							
Protected Natural Features		excess of 500m of any	Om of any locally designated y international/national desig				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain			Ground treatment is not expected to be required				
Neighbouring Constraints	0		constraints with no potentia				
Proximity to Key Services	0	Centre/South Woodh	m walking distance of one or nam Ferrers Town Centre				
Community Facilities	3	· .	put additional strain on but n nool/healthcare facility/place				
Comments on Suitability	Outs	side of DSB.					
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A		<u> </u>				
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
	_	1					

Parish: H Developable Site Area (ha): Potential Yield: 9	Highwood 5.3 P1 Residential Pass 5 5 0 0	Site is outside of any of Development does no Chelmsford City Centr Neighbourhood Centr	Reason for discounted areas: Typology: Comments on the size of site:  Suitability Raexisting/proposed employment result in the loss of establise, South Woodham Ferrers T	91 2 ating:	Red		
Developable Site Area (ha): Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Are Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivi	5.3  P1 Residential  Pas 5  0 0 0	Development does no Chelmsford City Centr Neighbourhood Centr	Reason for discounted areas:  Typology: Comments on the size of site:  Suitability Raexisting/proposed employment result in the loss of establise, South Woodham Ferrers T	2 ating:	Red		
(ha):  Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Are Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivi	Residential  Pass 5  5  0 0	Development does no Chelmsford City Centr Neighbourhood Centr	discounted areas: Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establise, South Woodham Ferrers T	ating:	Red		
Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Are Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivi	Residential  as 5 5 0 0	Development does no Chelmsford City Centr Neighbourhood Centr	Typology: Comments on the size of site: Suitability Radical strength of the size of stabilisty result in the loss of establistice, South Woodham Ferrers T	ating:	Red		
Proposed Use:  Suitability Criteria:  Proximity to Employment Are Impact on Retail Areas  Proximity to the Workplace  Public Transport  PROW and Cycling Connectivi	Residential  as 5 5 0 0	Development does no Chelmsford City Centr Neighbourhood Centr	Comments on the size of site:  Suitability Raexisting/proposed employment result in the loss of establisie, South Woodham Ferrers T	ating:	Red		
Suitability Criteria: Proximity to Employment Are Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivi	5 5 0 0 0	Development does no Chelmsford City Centr Neighbourhood Centr	of site:  Suitability Ra existing/proposed employme at result in the loss of establis re, South Woodham Ferrers T	nt allocation	Red		
Proximity to Employment Are Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivi	5 0 0	Development does no Chelmsford City Centr Neighbourhood Centr	Suitability Ra existing/proposed employme of result in the loss of establis re, South Woodham Ferrers T	nt allocation	Red		
Proximity to Employment Are Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivi	5 0 0	Development does no Chelmsford City Centr Neighbourhood Centr	existing/proposed employme of result in the loss of establis re, South Woodham Ferrers T	nt allocation	Red		
Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivi	5 0 0	Development does no Chelmsford City Centr Neighbourhood Centr	ot result in the loss of establis re, South Woodham Ferrers T				
Proximity to the Workplace Public Transport PROW and Cycling Connectivi	0 0	Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers T	hed shops an			
Public Transport PROW and Cycling Connectivi	0	Neighbourhood Centr	· ·		nd services within		
Public Transport PROW and Cycling Connectivi	0		· · · · · · · · · · · · · · · · · · ·				
Public Transport PROW and Cycling Connectivi	0	Site is in excess of 2km					
PROW and Cycling Connectivi		Site is in excess of 2km walking distance of an employment allocation  Site is in excess of 400m walking distance from all services					
	ty 0						
Vehicle Access			to either an existing PROW or		ork		
	5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage Ass	ets 5	Site does not contain	Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints	5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a		
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropoli	tan Green Belt or Green		
Land Classification	O Site is predominantly Greenfield and primarily within the land classification/s: Grade 3 Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features	5	Site is in excess of 100	om of any locally designated properties of any locally designated properties of the contract o				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Area	as 5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constraints			not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0	Site is in excess of 2km	n walking distance of one or i	more service:	s and the City		
, ,		Centre/South Woodh	am Ferrers Town Centre				
Community Facilities	3	·	out additional strain on but no				
			ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability	Outsid	recreation facility	ngs Court Farm. Adjacent to	Grade 2 lister	d huilding		
	Outsit	20 01 202. 7 000000 11 0111 101			<u> </u>		
Availability Criteria:		I Haldle da alara ( '	Availability R	tating:	Green		
Land Ownership	5		lling owner/public sector				
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable		•		
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		1					

SHELAA Reference:	CFS111	L	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land No	orth of	Hawkin Smiths Farm	house, Wyses Road, High	wood, Chelr	nsford, Essex	
Parish:	Highwo	ood		Total Score:	100		
Developable Site Area	0.57			Reason for			
(ha):				discounted areas:			
Potential Yield:	11			Typology:	5		
Proposed Use:	Resider	ntial		Comments on the size	on the size		
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	ent allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	shed shops ar	nd services within	
			-	e, South Woodham Ferrers	Town Centre	or any designated	
			Neighbourhood Centr				
Proximity to the Workplace		0		n walking distance of an emp		cation	
Public Transport		0	Site is in excess of 400m walking distance from all services				
PROW and Cycling Connect	ivity	5		lking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site		
Strategic Road Access		N/A					
5 5				any designated heritage asse			
Non-Designated Heritage A	5		any non-designated heritage				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeguansultation Area	arding Area. S	ite is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within t	the Metropoli	tan Green Belt or Green	
Land Classification	nd Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features		5		m of any locally designated international/national design	•		
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		5	Site has no neighbour	ing constraints			
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities		5	•	ot result in the loss of nor proof/healthcare facility/place			
			recreation facility	ooi, neartheare racinty, place	or worship/s	ports, leisure, or	
Comments on Suitability		Outside	e of DSB.				
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A	2.10 does not race any				
Allocation		. 1/ 🔼					
Comments on Availability							
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS112	RAG Rating:	ing: Red 30 May 2023				
Site Address:	Land North \	West of Mapletree Wo	rks, Brook Lane, Galleywo	od, Chelms	ford		
Parish:	Galleywood		Total Score:	102			
Developable Site Area	4.88		Reason for				
(ha):			discounted areas:				
Potential Yield:	84		Typology:	2			
Proposed Use:	Residential		Comments on the size of site:				
Suitability Criteria:			Suitability Rating: Red				
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation	1		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access	3		onstraints that would likely pess into/adjacent to the site	revent the in	nplementation of a route		
Strategic Road Access	N/A		-				
Designated Heritage Assets	5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	ssets 5	Site does not contain	Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a		
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ting/proposed Country		
Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	3	Site is predominantly	Greenfield and primarily with 4, Grade 5, non-agricultural				
Protected Natural Features	5	Site is in excess of 100	Om of any locally designated properties of international designational protected na	tural features and in			
Flood Risk Constraints	5	Site is wholly within F		nateu protei	cted natural reatures		
Air Quality Management Ar		· ·	Om from a designated AQMA				
Ground Condition Constrain			not expected to be required				
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0		n walking distance of one or	more service	es and the City		
Troximity to key services			am Ferrers Town Centre		is and the only		
Community Facilities	3	Development would p	out additional strain on but n	ot result in th	he loss of on an		
		existing/proposed sch	ool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Cuitability	Outsi	recreation facility de of DSB.					
Comments on Suitability	Outsi	ue 01 D3B.	Availability F	Pating	Groon		
Availability Criteria:		Hold by dayalanas/wi	Availability F	varing.	Green		
Land Ownership  Land Condition	5	Vacant land & building					
Legal Constraints	5	Site may possibly face	•				
•	3	Site may possibly lace	iegai issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Possi	ble ransom strip. Overhea	ad electric supply cables run t	through the	site.		
<b>Achievability Criteria:</b>			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability							

SHELAA Reference:	CFS11	3	RAG Rating:	Red 30 May 2023				
Site Address:	Land N	lorth Ea	ist of Skeggs Farm, Ch	elmsfor	d Road, Writtle, C	helmsford,	Essex	
Parish:	Writtle	9		Total 9	Score:	101		
Developable Site Area	16.47			Reaso	n for			
(ha):				discou	ınted areas:			
Potential Yield:	282			Typolo	ogy:	1		
Proposed Use:	Reside	ntial		Comm	ents on the size			
				of site	:			
Suitability Criteria:					Suitability Ra		Red	
Proximity to Employment A	reas	5	Site is outside of any e					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre o	or any designated	
Proximity to the Workplace	Proximity to the Workplace				ince of an employm		1	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets 5			Site does not contain a					
Non-Designated Heritage A	ssets	3	Site is adjacent to one					
Archaeological Assets			Site is not thought to					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5	Site does not lie within Park or 'Other' Green	Space				
Green Belt & Green Wedge	& Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge							
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfiel	d and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compris /	es of one or more p	rotected natu	ural features	
Flood Risk Constraints		4	Site is wholly or partia	-		the remaind	er in Flood Zone 1	
Air Quality Management Ar		5	Site is in excess of 500					
Ground Condition Constrain	nts	5	Ground treatment is n	•				
Neighbouring Constraints		5	Site has no neighbouri			17 11 50		
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	wn Centre	e			
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability			nt to Urban Area. In ran 208/054 and Part of site					
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own			•	
Land Condition		5	Vacant land & building	gs				
Legal Constraints		3	Site may possibly face legal issues					
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	•		•	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

Sut Address:   Southfields, School Road, Good Easter   Total Score:   110	SHELAA Reference:	CFS11	4	RAG Rating:	Amber	3	0 May 2023		
Developable Site Area   (ha):	Site Address:	Southf	ields, S	chool Road, Good Eas	ter, Chelmsford, Essex, C	M1 4RT			
Comments on the size   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone de proposed employment allocation   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chemistro Chipmone   Chipmone	Parish:	Good I	Easter		Total Score:	110			
Potential Yield: 12   Typology: 5	Developable Site Area	0.62			Reason for				
Proposed Use:					discounted areas:				
Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	12			Typology:	5			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Chemisford City Centre, South Woodsham Ferrers Town Centre or any designated   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Site is with Marking distance of an employment allocation   Neighbourhood Centres   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   Site is within 400m walking distance to either a PROW or cycle network   Vehicle Access   N/A   Protected Natural Features   Site is adjacent to one or more designated heritage assets   Site does not contain any non-designated heritage assets   Archaeological Assets   Site does not contain any non-designated heritage assets   Archaeological Assets   Site does not contain any non-designated heritage assets   Archaeological Assets   Site does not it within any assets of archaeological interest   Minerals & Waste Consultation Area   Site is not within a Minerals of Waste Consultation Area   Protected Open Space   Site does not lie within an area defined as Open Space, an existing/proposed Country   Park or Other Green Space   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site is precedominantly Greenfield and primarily within the land classification   Site is precedominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3   Site is is necess of 100m of any locally designated protected natural features and in excess of 100m of any incarily designated protected natural features and in excess of 100m of any incarily Greenfield and primarily within the land classification/s: Grade 2 or Grade 3   Ground treatment is expected to be required on part of t	Proposed Use:	Reside	ntial		Comments on the size				
Impact on Retail Areas	Suitability Criteria:				Suitability Rating: Amber				
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 2km walking distance of an employment allocation  5 Site is within 400m walking distance of one or more services  RPOW and Cycling Connectivity  5 Site is within 400m walking distance to eitner a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Site does not lie within an area defined as Open Space, an existing/proposed Country  Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1,  Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features (Food Rink) Mondam Ferrer Stown Centre  Community Facilities  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in not excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in not excess of 500m from a designated on part of the site  Neighbouring Constraints  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 20m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Site is in excess of 100m of any locally designated protected natural f	Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Public Transport  PROW and Cycling Connectivity  Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals of Augustion Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitian Green Belt or Green Wedge  Land Classification  6 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m form a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Froximity to Key Services  0 Site is in excess of Stown walking distance of one or more services and the City Centre/South Woodham Perrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: C		Impact on Retail Areas			e, South Woodham Ferrers T es	Town Centre	or any designated		
PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network	Proximity to the Workplace	<b>!</b>	5	Site is within 2km wall	king distance of an employm	ent allocation	n		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 5 Site is nexcess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of Site is in excess of 500m of any international/national designated protected natural features of Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site is no excess of 20m many locally designated AQMA  Ground Treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site is no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Proximity Fo	Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services				
Strategic Road Access	PROW and Cycling Connect	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network			
Designated Heritage Assets   3   Site is adjacent to one or more designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site of Green Space   Site of Site of Stephanology   Site of Stephanology   Site of Stephanology   Site of Stephanology   Site of Stephanology   Site of Stephanology   Site of Stephanology   Si	Vehicle Access	5	A route exists enabling	g vehicle access into/adjacer	t to the site				
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets	Strategic Road Access	N/A							
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site is ne excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria: Availability Rating: Green  Availability Criteria: Availability Criteria: Achievability Cr	Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets				
Minerals & Waste Constraints	Non-Designated Heritage A	5	Site does not contain a	any non-designated heritage	assets				
Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints  5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints  5 Site has no neighbouring constraints Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria:  Availability Criteria:  Availability Rating:  Green  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological intere	est		
Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features are seen to ground condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation 5 Site currently in use for other purpose.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Minerals & Waste Constrain	nts	5	Minerals or Waste Cor	nsultation Area				
Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Alallocation Site currently in use for other purpose.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Defined Open Space 5					ace, an exist	ing/proposed Country		
Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purpose.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge		
Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria:  Availability Criteria:  Availability Rating:  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Classification				Greenfield and primarily witl	nin the land o	lassification/s: Grade 1,		
Air Quality Management Areas Ground Condition Constraints Seighbouring Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria: Availability Criteria: Availability Criteria: Availability Criteria: Site does not face any known legal issues Planning Permission or Allocation  N/A Allocation  Site currently in use for other purpose.  Achievability Criteria: Achievability Criteria: OPENAGE OF Development is likely viable  Timescale for Deliverability  Site under the side single use Up to 5 years  Site does not face any knobale  Up to 5 years	Protected Natural Features		5						
Ground Condition Constraints   3   Ground treatment is expected to be required on part of the site	Flood Risk Constraints		5						
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas		Site is in excess of 500m from a designated AQMA					
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria:  Land Ownership  Land Condition  4 Established single use  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  N/A  Allocation  Site currently in use for other purpose.  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site					
Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  N/A  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green	Neighbouring Constraints		5	Site has no neighbouring constraints					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		0	Centre/South Woodha	am Ferrers Town Centre				
property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Viability  Site currently in Up to 5 years  Availability Contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.  Availability Rating:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Community Facilities			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or		
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Viability Viability Timescale for Deliverability  Availability Rating:  Availability Rating:  Free  Availability Rating:  Site overloper/willing owner/public sector  Established single use  Established single use  Site does not face any known legal issues  N/A  Achievability Rating:  Achievability Rating:  Site currently in use for other purpose.  Achievability Rating:  Site currently in use for other purpose.  Site currently in use for other purpose.  Achievability Rating:  Site currently in use for other purpose.  Site currently in use for other purpose.  Site currently in use for other purpose.	Comments on Suitability								
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Sure Development is likely viable  Timescale for Deliverability  Availability Rating:  Site does not face any known legal issues  N/A  Achievability Rating:  Achievability Rating:  Green  Green  Openance  Achievability Rating:  Sup to 5 years				•	=	Contaminate	ed land: SOPC000526 and		
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purpose.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:		ECC CO	ilitallillateu lallu. CHL41		Rating:	Green		
Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purpose.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	•		5	Held by developer/wil					
Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years					<u> </u>				
Planning Permission or Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years				, , ,					
Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years									
Achievability Criteria:  Viability  5 Development is likely viable Timescale for Deliverability  5 Up to 5 years	=								
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability		Site cu	rrently in use for other p	ourpose.				
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	<b>Achievability Criteria:</b>	Achievability Criteria: Achievability Rating: Green							
Timescale for Deliverability 5 Up to 5 years	Viability		5	Development is likely	·		•		
				Up to 5 years					
Commence on Admicy	Comments on Achievability			•					

SHELAA Reference: 0	CFS116	;	RAG Rating:	Amb	er	30	0 May 2023	
Site Address:	Land Ea	st of 1	-15 Millfields, Danbur	ry, Chelr	nsford, Essex			
Parish:	Danbur	у		Total 9	Score:	105		
Developable Site Area	3.35			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	66			Typolo	ogy:	3		
Proposed Use:	Resider	ntial		Comments on the size				
				of site	:			
Suitability Criteria:					Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace		5	Site is within 2km wall	king dista	nce of an employm	ent allocation	1	
Public Transport		0	Site is in excess of 400					
PROW and Cycling Connecti	vity	0	Site is not connected t				rk	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts		
Non-Designated Heritage As	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	ite is not within a	
Defined Open Space 5			Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge		5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge	
Land Classification		3	Site is predominantly of classification/s: Grade		• •	_		
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural fe	eature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	2 1			
Air Quality Management Are	eas	5	Site is in excess of 500	)m from a	designated AQMA			
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri	ing const	raints			
Proximity to Key Services		3	Site is within 2km walk Woodham Ferrers Tov	wn Centre	9			
Community Facilities		3	Development would p existing/proposed sch- recreation facility					
Comments on Suitability		Adjace	nt to DSB. Vehicle and P	edestriar	access from Mill La	ane.		
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		3	Promoter has an option	on to pur	chase site or collabo	rate with exi	sting owner	
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5 Site does not face any known legal issues						
Planning Permission or		N/A						
Allocation								
Comments on Availability	Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green	
		_	Douglanmont is likely	viable	•		•	
Viability		5	Development is likely	viable				
Viability Timescale for Deliverability		5	Up to 5 years	viable				

SHELAA Reference:	CFS117		RAG Rating:	Red		30	0 May 2023	
Site Address:	BAE Wo	rks, W	est Hanningfield Roa	d, Great E	Baddow, Chelms	ford		
Parish:	Great B	addov	I	Total Sc	core:	80		
Developable Site Area	17.04			Reason	for	Electricity substation (0.14ha),		
(ha):				discoun	ted areas:	Sewage pu	umping station	
						(0.05ha)		
Potential Yield:	292			Typolog		1+32+36		
Proposed Use:	Mixed U	Jse		Comme	ents on the size		e is potentially suitable	
				of site:		for all em	ployment use	
Suitability Criteria:					<b>Suitability Ra</b>	iting:	Red	
Proximity to Employment A	reas	0	Site is wholly/partially	located w	ithin an existing/p	roposed emp	loyment allocation	
Impact on Retail Areas		5	Development does no			-		
			Chelmsford City Centr		oodham Ferrers T	own Centre o	or any designated	
Dravimity to the Merkelese		5	Neighbourhood Centre Site is within 2km wall		co of an amplayme	ant allocation	`	
Proximity to the Workplace		<u>5</u>	Site is within 400m wa				ı	
Public Transport		5	Site is within 100m wa				network	
PROW and Cycling Connect Vehicle Access	- 1	5	A route exists enabling				TELWOIR	
Strategic Road Access		0					network, primary road	
Strategic Noad Access		U	network, a safeguarde		•	.ratebie road	network, primary road	
Designated Heritage Assets		0	Site contains one or m			ets		
Non-Designated Heritage A	ssets	0	Site contains one or m	nore non-d	esignated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain an	y assets of archaed	logical intere	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	is within a	Minerals Safegua	rding Area. S	ite is not within a	
			Minerals or Waste Consultation Area  Site partially lies within an area defined as Open Space, an existing/proposed Country					
Defined Open Space		3			defined as Open Sp	ace, an exist	ing/proposed Country	
Croon Dolt 9 Croon Wodge	3	Park or 'Other' Green Site partially lies withi	•	conclitan Groon Ro	lt or Groon M	Vodgo		
Green Belt & Green Wedge Land Classification		0					lassification/s: Grade 1,	
Land Classification		U	Grade 2 or Grade 3	diceillicia	and primarily with	iiii tiic iaila c	idosification, 3. Grade 1,	
Protected Natural Features		3	Site does not comprise	e of any pr	otected natural fea	atures but is	within 100m of a locally	
			designated protected			m of an inter	rnational/national	
El 18:10			designated protected					
Flood Risk Constraints		2 5	Up to 25% of the site area is within Flood Zone 3  Site is in excess of 500m from a designated AQMA					
Air Quality Management Ar Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site					
		<u>3</u> 0		•	•			
Neighbouring Constraints Proximity to Key Services		3	Site has neighbouring constraints with no potential for mitigation  Site is within 2km walking distance of all services and/or the City Centre/South					
Proximity to key services		3	Woodham Ferrers Tov	•	ce of all services at	na, or the cit	y centre/south	
Community Facilities		3	Development would put additional strain on but not result in the loss of on an					
·			existing/proposed sch	ool/health	care facility/place	of worship/s	ports, leisure, or	
0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		VA C'LL-1	recreation facility		All : 1- 14/	· C -   -  D	Latina and Carlo Barria	
Comments on Suitability			s along Northern bounda	-		-	l at present. Cycle Route	
			art of building of local va					
			ninated Land: SOPC0008					
Availability Criteria:					Availability R	ating:	Yellow	
Land Ownership		5	Held by developer/wil					
Land Condition		2	Established multiple u	ises				
Legal Constraints		3	Site may possibly face	legal issue	es .			
Planning Permission or		N/A	•					
Allocation								
Comments on Availability		Land le	ase agreement currently	y in place.	Part of site current	tly in use for	other purposes.	
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			· ·					

SHELAA Reference:	CFS119	RAG Rating:	Yellow	3	0 May 2023			
Site Address:	Land East of	the Crescent, Little Le	ighs, Chelmsford, Essex					
Parish:	Great Leighs		Total Score:	109				
Developable Site Area	5.37		Reason for					
(ha):			discounted areas:					
Potential Yield:	0		Typology:	32+36				
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable			
·			of site:		ployment use			
Suitability Criteria:			Suitability Rating: Green					
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme					
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within			
·		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers T res	own Centre	or any designated			
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatio	n			
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network			
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site				
Strategic Road Access	5	Site has direct access	to or is adjacent to the strate	gic road net	work			
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est			
Minerals & Waste Constrain	nts 2		Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	3		e of any protected natural fe					
			natural feature or within 500	of an inte	rnational/national			
EL IDITO I I		designated protected						
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA						
Ground Condition Constraint	nts 5	Ground treatment is not expected to be required  Site has neighbouring constraints with no potential for mitigation						
Neighbouring Constraints			m walking distance of one or					
Proximity to Key Services	N/A		am Ferrers Town Centre	ITIOLE SELVICE	s and the City			
Community Facilities	5	· ·	not result in the loss of nor pu	ıt additional	strain on an			
, as			nool/healthcare facility/place					
Comments on Suitability		de of DSB. In range of bu	s stops. The site can be acces	sed from Bra	intree Road (A131) and			
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector	-	-			
Land Condition	5	Vacant land & buildin	gs					
Legal Constraints	5	Site does not face any known legal issues						
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:			Achievability	Rating:	Yellow			
Viability	5	Development is likely						
Timescale for Deliverability		Over 5 years						
		<u> </u>						

Site Address:   Land North West of Longlands Farm, Boreham Road, Great Leighs, Chelmsford Parish:   Great Leighs   Total Score:   101	SHELAA Reference:	CFS12	0	RAG Rating:	Amber	30	0 May 2023			
Developable Site Area   11.976   Reason for discounted areas:   (0.004ha)	Site Address:	Land N	North W	est of Longlands Farm	n, Boreham Road, Great L	eighs, Chelr	msford			
Comments on the size   Comments on Availability   Criteria:   Comments on Availability   Criteria:   Comments on Availability   Criteria:   Comments on Availa	Parish:	Great	Leighs		Total Score:	101				
Proposed Use:	Developable Site Area	11.976	5		Reason for	Sewage P	umping Station			
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Amber	(ha):				discounted areas:	(0.004ha)				
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	205			Typology:	ypology: 2				
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Reside	ential		Comments on the size					
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Chemisford City Centre, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres					of site:					
Impact on Retail Areas	Suitability Criteria:			Suitability Rating: Amber						
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace   5	Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation						
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling whicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Mineral Resource Assessment Defined Open Space 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site partially or wholly comprises of one or more protected natural features Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 22 km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LowS) adjacent.  Availability Criteria:  Availability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Cr	·			Chelmsford City Centre Neighbourhood Centre	e, South Woodham Ferrers T es	Town Centre	or any designated			
PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network	Proximity to the Workplace	<u> </u>					n			
Vehicle Access	Public Transport		5							
Designated Heritage Assets   5   Site does not contain any designated heritage assets   5   Site does not contain any designated heritage assets   7   Site is adjacent to one or more non-designated heritage assets   7   Site is not thought to contain any assets of archaeological interest   7   Site is not thought to contain any assets of archaeological interest   7   Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment Defined Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   7   Site does not lie within the Metropolitan Green Belt or Green Wedge   7   Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3   Site partially or wholly comprises of one or more protected natural features   7   Site is wholly within Flood Zone 1   Site is wholly within Flood Zone 1   Site is wholly within Flood Zone 1   Site is wholly within Flood Zone 1   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 50m from a designated on part of the site Neighbouring Constraints   Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre/South Woodham Ferrers Town Centre   Centre   Centre   Centre   Centre   Centre   Centre   Centre   Centre   Centre   Centre   Centre   Cent	PROW and Cycling Connect	ivity	5				network			
Designated Heritage Assets   5   Site does not contain any designated heritage assets				A route exists enabling	g vehicle access into/adjacer	t to the site				
Non-Designated Heritage Assets   3   Site is adjacent to one or more non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   2   Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment   Further assessment to be undertaken in the form of a Minerals Resource Assessment   Park or Other Green Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country   Park or Other Green Space   Site open Space   Site is predominantly Greenfield and primarily within the land classification   0   Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3   Grade 2 or Grade 3   Grade 2 or Grade 3   Grade 2 or Grade 3   Grade 3   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Freen From Centre Fown	<b>-</b>									
Archaeological Assets    Site is not thought to contain any assets of archaeological interest										
Minerals & Waste Constraints  Defined Open Space  5 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Neighbouring Constraints  5 Site has no neighbouring constraints  Froximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031.  Availability Criteria:  Availability Criteria:  Availability Rating:  Green  Allocation  5 Site does not face any known legal issues  Planning Permission or Allocation  5 Development is likely viable  Timescale for Deliverability  5 Development is likely viable	Non-Designated Heritage A	ssets		ļ						
further assessment to be undertaken in the form of a Minerals Resource Assessment Defined Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Space, an existing proposed Country Park or 'Other' Green Space   Spac				Site is not thought to o	contain any assets of archae	ological intere	est			
Green Belt & Green Wedge	Minerals & Waste Constrain	nts		further assessment to	be undertaken in the form of	of a Minerals	Resource Assessment			
Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 280m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Adajacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent.  Availability Criteria: Availability Rating: Green  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Defined Open Space				Space					
Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  S Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent.  Availability Criteria:  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Ach		!	5							
Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  8 Ground treatment is expected to be required on part of the site  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent.  Availability Criteria:  Availability Criteria:  Availability Rating:  Green  Availability Proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Availability Rating:  Green  Availability Criteria:  Availability Rating:  Fland Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Classification		0	Grade 2 or Grade 3						
Air Quality Management Areas Ground Condition Constraints Seighbouring Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent.  Availability Criteria: Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues  Planning Permission or Allocation Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  J Release of Deliverability  Achievability Criteria:	Protected Natural Features		0			rotected nat	ural features			
Ground Condition Constraints   3   Ground treatment is expected to be required on part of the site			5							
Neighbouring Constraints   5   Site has no neighbouring constraints			5							
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  O Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent.  Availability Criteria:  Land Ownership  Lend Condition  S Vacant land & buildings  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Green	Ground Condition Constrain	nts								
Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent.  Availability Criteria:  Land Ownership  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green			5							
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services									
to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent.  Availability Criteria:  Land Ownership  Land Condition  S  Vacant land & buildings  Legal Constraints  S  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  S  Development is likely viable  Timescale for Deliverability  Availability Rating:  Availability Rating:  Arailability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  S  Green	Community Facilities		3	existing/proposed sch						
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		to a Pr	otected Lane. Handful of	f trees protected under TPO,					
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:				Availability F	Rating:	Green			
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years			5	Held by developer/wil			1			
Legal Constraints 5 Site does not face any known legal issues  Planning Permission or N/A  Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years										
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years										
Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years				<u> </u>						
Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years										
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years										
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	<b>Achievability Criteria:</b>				Achievability	/ Rating:	Green			
Timescale for Deliverability 5 Up to 5 years			5	Development is likely			•			
				Up to 5 years						
	Comments on Achievability			•						

SHELAA Reference:	CFS121	RAG Rating:	Gre	en	3	0 May 2023		
Site Address:	Ash Tree H	louse, Boyton Cross, Ro	xwell, Ch	nelmsford, Essex, C	M1 4LP			
Parish:	Roxwell			Score:	94			
Developable Site Area	4		Reaso	on for	Oil pipe (0	).04ha)		
(ha):			disco	unted areas:				
Potential Yield:	0		Typol	Typology: 32+33+34				
Proposed Use:	Employme	ent	Comr	Comments on the size Size of site is potentially suita				
			of site	e:	for all em	ployment use		
Suitability Criteria:				Suitability Ra	iting:	Green		
Proximity to Employment A	reas N/	Α						
Impact on Retail Areas	N/	A						
Proximity to the Workplace	N/	A						
Public Transport	5	Site is within 400m v	walking di	stance of one or more	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m v	walking di	stance to either a PRO	OW or cycle i	network		
Vehicle Access	5	A route exists enabli	ing vehicle	access into/adjacen	t to the site			
Strategic Road Access	4	Site has direct acces	s to or is a	djacent to a primary	road networ	·k		
Designated Heritage Assets	5	Site does not contain	n any desi	gnated heritage asse	ts			
Non-Designated Heritage A	ssets 5	Site does not contain	n any non	-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	o contain :	any assets of archaec	ological intere	est		
Minerals & Waste Constrain	nts 5	Less than 5ha of a si Minerals or Waste C		n a Minerals Safegua on Area	rding Area. S	ite is not within a		
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Co Park or 'Other' Green Space				ing/proposed Country			
Green Belt & Green Wedge	Green Belt & Green Wedge 5			etropolitan Green Bel	lt or Green W	/edge		
Land Classification	0	Site is predominantle Grade 2 or Grade 3	y Greenfie	eld and primarily with	in the land o	lassification/s: Grade 1,		
Protected Natural Features	5			y locally designated p tional/national desig				
Flood Risk Constraints	5	Site is wholly within	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 3	Ground treatment is	expected	I to be required on pa	art of the site	2		
<b>Neighbouring Constraints</b>	N/	A						
Proximity to Key Services	N/							
Community Facilities	5	existing/proposed so recreation facility	chool/hea	t in the loss of nor pu Ithcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability	Ou	tside of DSB. In range of b	us stops. I	Priority 3 contaminate	ed land: SOP	C000835, SOPC000836.		
Availability Criteria:				Availability R	ating:	Green		
Land Ownership	5	Held by developer/v	villing owr	ner/public sector				
Land Condition	2	Established multiple	uses					
Legal Constraints	5	Site does not face ar	ny known	legal issues				
Planning Permission or	N/	A						
Allocation								
Comments on Availability	Pa	rt of site currently in use fo	or other p	urposes.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability	5	Development is likel	y viable	•		•		
Timescale for Deliverability	5	Up to 5 years						

SHELAA Reference:	CFS12	2	RAG Rating:	Amb	er	30	0 May 2023		
Site Address:	Land N Essex	orthwe	est of Wheelers Hill Ro	oundabo	out, Wheelers Hill,	Little Walt	ham, Chelmsford,		
Parish:	Little V	Valthar	n	Total	Score:	98			
Developable Site Area	9.21			Reasc	n for				
(ha):				discou	inted areas:				
Potential Yield:	158		Typology: 2						
Proposed Use:	Reside	ntial			nents on the size				
				of site	<b>::</b>				
Suitability Criteria:					Suitability Ra	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/p	roposed employme	nt allocation			
Impact on Retail Areas	Development does not result in the loss of esta Chelmsford City Centre, South Woodham Ferra Neighbourhood Centres					•			
Proximity to the Workplace	9	5	Site is within 2km wal	king dista	ance of an employm	ent allocatior	n		
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services			
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle i	network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets	5	5	Site does not contain	any desig	nated heritage asse	ts			
Non-Designated Heritage A	Assets	5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological intere	est		
Minerals & Waste Constrai	Waste Constraints  2 Site is wholly or partially within an identified Minerals Safeguarding Area are further assessment to be undertaken in the form of a Minerals Resource As								
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/property Park or 'Other' Green Space				ing/proposed Country			
Green Belt & Green Wedge	2	0	Wedge				itan Green Belt or Green		
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features	5	3	Site does not compris- designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints		5	Site is wholly within F	lood Zon	e 1				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	5	Ground treatment is r	not exped	ted to be required				
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	I for mitigation	on		
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	•	•	more service	s and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		-	nt to DSB. In range of budjacent protected under	-		_			
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling own	•		•		
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or		N/A	•						
Allocation		•							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	,		1		
Timescale for Deliverability	,	5	Up to 5 years						
Comments on Achievability		-	1						

SHELAA Reference:	CFS123	RAG Rating:	Amber	3	0 May 2023			
Site Address:	Land South	East of Little Belsteads	, Back Lane, Little Walthar	n, Chelmsfo	ord, Essex			
Parish:	Little Walth	am	Total Score:	98				
Developable Site Area	2.15		Reason for					
(ha):			discounted areas:					
Potential Yield:	42		Typology:	3				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation				
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within			
		-	re, South Woodham Ferrers 1	Town Centre	or any designated			
			Neighbourhood Centres					
Proximity to the Workplace			lking distance of an employm		n			
Public Transport	5		alking distance of one or mor					
PROW and Cycling Connect			alking distance to either a PR		network			
Vehicle Access	5		g vehicle access into/adjacen	t to the site				
Strategic Road Access	N/A	1						
<b>Designated Heritage Assets</b>	5	Site does not contain	any designated heritage asse	ets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est			
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua Insultation Area	ording Area. S	Site is not within a			
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	5		Om of any locally designated py international/national design					
Flood Risk Constraints	5	Site is wholly within F		<u> </u>				
Air Quality Management Ar	eas 5	Site is in excess of 50	Om from a designated AQMA					
Ground Condition Constrain		Ground treatment is	expected to be required on p	art of the site	9			
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigation	on			
Proximity to Key Services	0	Site is in excess of 2ki	m walking distance of one or nam Ferrers Town Centre					
Community Facilities	0	Development would	result in the loss of an existing hip/sports, leisure, or recreat		chool/healthcare			
Comments on Suitability		side of DSB. Access to Che	lmer Valley P&R. Vehicular ac 0840. Historic landfill: EAHLDO	cess availabl	e from Back Lane. Priority			
Availability Criteria:			Availability F		Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector	- 0-				
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any known legal issues						
Planning Permission or	N/A							
Allocation		·						
Comments on Availability								
Achievability Criteria:			Achievability	Rating:	Green			
Viability	5	Development is likely	·					
Timescale for Deliverability	5	Up to 5 years						
Comments on Achievability								

SHELAA Reference:	CFS12	4	RAG Rating:	Amb	er	3	0 May 2023		
Site Address:	Land C	)pposite	Mid Essex Gravel Pit	s Ltd, E	ssex Regiment Wa	y, Little Wa	ltham, Chelmsford,		
	Essex				-	•			
Parish:	Broom	field		Total	Score:	82			
Developable Site Area	7.2			Reaso	n for				
(ha):				discou	inted areas:				
Potential Yield:	123			Typol	•,	2			
Proposed Use:	Reside	ntial			nents on the size				
				of site			1		
Suitability Criteria:					Suitability Ra	iting:	Amber		
Proximity to Employment A	reas	3	Site is adjacent to an e	existing/p	proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no			•			
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated		
Dravimity to the Westerland		5	Neighbourhood Centres Site is within 2km walking distance of an employment allocation						
Proximity to the Workplace	:	0	Site is in excess of 400				II		
Public Transport PROW and Cycling Connect	is ei +s e	5	Site is within 100m wa				network		
Vehicle Access	ivity	5	A route exists enabling						
Strategic Road Access		N/A	oute exists chability	5 *********	access into/ adjacen	t to the site			
Designated Heritage Assets		5	Site does not contain	any desig	nated heritage asse	ts			
Non-Designated Heritage A		5	Site does not contain						
Archaeological Assets	33013	5	Site is not thought to				est		
Minerals & Waste Constrain	nts	0	_		•				
Trans & Traste constrain	103	Ü		Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the					
			•		•		delivery of development		
Defined Open Space		3	Site partially lies withi Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge		0			r more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification		0		Greenfie	d and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	compris	es of one or more p	rotected nat	ural features		
Flood Risk Constraints		2	Up to 25% of the site a	area is w	ithin Flood Zone 3				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA						
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site						
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation						
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tox	_		nd/or the Cit	y Centre/South		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		Outsid	e of DSB. Vehicular acce	ss from E	ssex Regiment Way	. Natural Gre	en Space (Limited		
							oWS; 2ha Essex Wildlife		
				nated lar	d SOPC000527, CHL	418. Historic	landfill refuse tipe east		
Assettatetti Otto		oi Butl	ers Farm.		A	\_4!	6		
Availability Criteria:			I		Availability R	tating:	Green		
Land Ownership		5	Held by developer/wil		er/public sector				
Land Condition		5	Vacant land & building Site does not face any	•	and iccurre				
Legal Constraints			Site does not race any	KIIUWIII	egai issues				
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable			5.00		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						

SHELAA Reference:	CFS12	5	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land N	orth of	Cranham Road, Little	Waltham, Chelmsford, E	ssex			
Parish:	Little V	Valthan	n	Total Score:	94			
Developable Site Area	9.78			Reason for				
(ha):				discounted areas:				
Potential Yield:	168			Typology:	2			
Proposed Use:	Reside	ntial		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation	•		
Impact on Retail Areas 5			Chelmsford City Centr Neighbourhood Centre		own Centre	or any designated		
Proximity to the Workplace	ġ.	5		king distance of an employm		n		
Public Transport		0	Site is in excess of 400	m walking distance from all s	services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain a	any designated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constraints			Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development					
Defined Open Space		5	•	n an area defined as Open Sp				
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	I for mitigation	on		
Proximity to Key Services		0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City		
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability			e of DSB. Existing vehicu OPC00463, SOPC000240	lar access from Drakes Lane	and Cranhan	Road. Contaminated		
Availability Criteria:		ialiu: S	OF C00403, SOPC000240	Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or		N/A	Size does not race any	wir iegar issues				
Allocation								
Comments on Availability						Τ _		
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS12	6	RAG Rating:	Red	3	0 May 2023		
Site Address:	Brook	mans Fa	ırm, Back Lane, Stock,	, Ingatestone, CM4 9DD				
Parish:	Stock			Total Score:	99			
Developable Site Area	0.6			Reason for				
(ha):				discounted areas:				
Potential Yield:	12			Typology:	5			
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:				Suitability Rating: Red				
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas 5			Development does no	t result in the loss of establis e, South Woodham Ferrers T	hed shops ar	nd services within		
Proximity to the Workplace	)	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts			
Non-Designated Heritage A		5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeguansultation Area	rding Area. S	ite is not within a		
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,		
Protected Natural Features		5	excess of 500m of any	m of any locally designated printernational/national desig				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri	<u> </u>				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	y Centre/South		
Community Facilities		5	•	ot result in the loss of nor pu ool/healthcare facility/place				
Comments on Suitability		Adjace	nt to DSB. In range of bu	is stops. Site is currently acce	essed directly	from Back Lane.		
Availability Criteria:				Availability R	Rating:	Yellow		
Land Ownership		0	Known to be in particu	ularly complex/multiple own	ership			
Land Condition		3	Low intensity land use	es				
Legal Constraints 3 Site may possibly fac			e legal issues					
Planning Permission or		N/A						
Allocation								
Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site in use for other purposes.								
Achievability Criteria:	Achievability Criteria: Achievability Rating: Green							
Viability		5	Development is likely			1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		_	<u>.                                      </u>					
The state of the s		L						

SHELAA Reference: 0	CFS127	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land Sout	n of Brookmans Farm, B	ack Lane, Stock, Ingatestor	ne			
Parish:	Stock		Total Score:	106			
Developable Site Area	1.8		Reason for				
(ha):			discounted areas:				
Potential Yield:	40		Typology:	3			
Proposed Use:	Residentia	I	Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does n	ot result in the loss of establis	hed shops ar	nd services within		
			re, South Woodham Ferrers 1	own Centre	or any designated		
		Neighbourhood Cent					
Proximity to the Workplace			m walking distance of an emp		cation		
Public Transport	5		valking distance of one or mor				
PROW and Cycling Connecti			valking distance to either a PR		network		
Vehicle Access	5		ng vehicle access into/adjacen	it to the site			
Strategic Road Access	N/						
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage As	ssets 5		any non-designated heritage				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Less than 5ha of a sit Minerals or Waste Co	e is within a Minerals Safegua onsultation Area	rding Area. S	ite is not within a		
Defined Open Space	5	Site does not lie with Park or 'Other' Greer	in an area defined as Open Sp 1 Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the si Wedge	ite (90% or more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated properties of any locally designated properties of the contractional designation of the contraction				
Flood Risk Constraints	5		Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	Om from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is	not expected to be required				
Neighbouring Constraints	5	Site has no neighbou	ring constraints				
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers To	lking distance of all services a own Centre	nd/or the Cit	y Centre/South		
Community Facilities	3	Development would	put additional strain on but n	ot result in th	ne loss of on an		
			hool/healthcare facility/place	of worship/s	ports, leisure, or		
0 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	۸ ما	recreation facility					
Comments on Suitability	Ad	jacent to DSB. In range of b			T _		
Availability Criteria:		_	Availability F	Rating:	Green		
Land Ownership	5		illing owner/public sector				
Land Condition	5	Vacant land & buildir					
Legal Constraints	5	Site does not face any known legal issues					
Planning Permission or	N/	N/A					
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>			Achievability	Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference: 0	CFS129	RAG Rating:	Red		30 May 2023			
Site Address:	Land Soutl	n of Writtle and North of	f the A141, Writtle, Chelmsford, Essex					
Parish:	Writtle		Total Sco					
Developable Site Area	56.5		Reason fo	or				
(ha):			discounted areas:					
Potential Yield:	886		Typology	: 26				
Proposed Use:	Residentia	I	Commen	ts on the size				
·			of site:	of site:				
Suitability Criteria:			S	uitability Rating	<b>j:</b>	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/prop	osed employment allo	cation			
Impact on Retail Areas	5	Chelmsford City Cent	re, South Wo	e loss of established sh odham Ferrers Town C	•			
Daniferto de de Allendado e		Neighbourhood Centi		of an ampleument all	location			
Proximity to the Workplace	5			of an employment all te of one or more serv		1		
Public Transport	5					t ul.		
PROW and Cycling Connecti				te to either a PROW or		letwork		
Vehicle Access	5 N/		ig veriicie acc	ess into/adjacent to th	ie site			
Strategic Road Access	N/		Site does not contain any designated heritage assets					
Designated Heritage Assets	5							
Non-Designated Heritage As			Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest					
Archaeological Assets	ts 2		Site is wholly or partially within an identified Minerals Safeguarding Area and requires					
Minerals & Waste Constrain	further assessment to	be undertak	en in the form of a Mi	inerals I	Resource Assessment			
Defined Open Space	3	Park or 'Other' Green Space						
Green Belt & Green Wedge	0	Wedge						
Land Classification	0	Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features	3		l natural featu	ire or within 500m of a		within 100m of a locally rnational/national		
Flood Risk Constraints	2	Up to 25% of the site						
Air Quality Management Are	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	its 3	Ground treatment is	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0	Site has neighbouring	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	U	of all services and/or	the Cit	y Centre/South		
Community Facilities	3		•	strain on but not resure facility/place of wo				
Comments on Suitability	Ad	jacent to DSB. In range of b	us stops. Veh	icular access from the	Lodge	Road or Margaretting		
,	Ro	ad or Paradise Road. Park a PC000105 ECC Gravel Pit.	•		_			
Availability Criteria:			Α	vailability Ratin	g:	Yellow		
Land Ownership	3	Promoter has an opti		se site or collaborate w		sting owner		
Land Condition	3	Low intensity land use						
Legal Constraints	3	Site may possibly face						
Planning Permission or		N/A						
Allocation	· · ·							
Comments on Availability	sub	ndowner/s have not been in omission. Part of the site is one of the site is of the site is one of the site i						
Achievability Criteria:			Δ	chievability Rat	ing:	Green		
Viability	5	Development is likely						
			0010					
Timescale for Deliverability	5	Up to 5 years						

SHELAA Reference: 0	CFS130	RAG Rating:	Amber	3	30 May 2023		
Site Address:	Land South	and South East of East	Hanningfield Village, East	Hannngfie	ld, Chelmsford, Essex		
Parish:	East Hannir	ngfield	Total Score:	104			
Developable Site Area	59.051		Reason for	Gas pipe	and Buffer (2.139ha)		
(ha):			discounted areas:				
Potential Yield:	926		Typology:	-,			
Proposed Use:	Mixed Use		Comments on the size		te is potentially suitable		
			of site:	for all en	nployment use		
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 3	Site is adjacent to an	existing/proposed employme	ent allocation	า		
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatio	on		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connecti	vity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacen	nt to the site			
Strategic Road Access	0		ess to nor is adjacent to the s ed trunk road or a B-road	trategic road	d network, primary road		
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	e is within a Minerals Safegua onsultation Area	ording Area.	Site is not within a			
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp I Space	ace, an exis	ting/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	in the Metropolitan Green Be	lt or Green \	Wedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land	classification/s: Grade 1,		
Protected Natural Features	0		y comprises of one or more p	rotected na	tural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation					
Proximity to Key Services	0	Centre/South Woodh	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre				
Community Facilities	3		put additional strain on but no nool/healthcare facility/place				
Comments on Suitability	Lane	_	us stops. Vehicle and cycle ac 085ha protected under TPO/1				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector		-1		
Land Condition	5	Vacant land & buildin	igs				
Legal Constraints	5	Site does not face any					
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
		15 1			3.00		
	5	Development is likely	viable				
Viability Timescale for Deliverability	5	Development is likely  Up to 5 years	viable				

SHELAA Reference:	CFS13	1	RAG Rating:	Aml	oer	3	0 May 2023		
Site Address:		lorth ar sford, E	nd South of East Hann ssex	ingfield	Road, South and E	East of How	ve Green, Sandon,		
Parish:	Sandoi			Total	Score:	101			
Developable Site Area	72.16			Reaso		Gas pipe and Buffer (2.26ha)			
(ha):	72.10				unted areas:	,			
Potential Yield:	1131			Typol	ogy:	26			
Proposed Use:	Mixed	Use		Comments on the size Size of site is potentially suitable					
				of site	e:	for all em	ployment use		
Suitability Criteria:					Suitability Ra	iting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•			
Proximity to the Workplace	<b>:</b>	0	Site is in excess of 2km	n walkin	g distance of an emp	loyment allo	cation		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling						
Strategic Road Access		0	network, a safeguarde	d trunk	road or a B-road		network, primary road		
Designated Heritage Assets				ite does not contain any designated heritage assets					
	-Designated Heritage Assets 5			•	-designated heritage				
Archaeological Assets		5	Site is not thought to						
Minerals & Waste Constrain	Minerals or Waste Consultation Area								
Defined Open Space		5	Site does not lie withir Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	!	5	Site does not lie within						
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	eld and primarily with	in the land o	n the land classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints		4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1						
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouri						
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	m Ferre	ers Town Centre				
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal	lthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		Road, S	e of DSB. In range of bus Southlands Chase and Bu 001/126.	-		_			
Availability Criteria:		·			Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	ling owr	<u> </u>	-	•		
Land Condition		4	Established single use						
Legal Constraints		5	Site does not face any	known	legal issues				
Planning Permission or Allocation		N/A							
Comments on Availability Site in use for other purposes									
Achievability Criteria:			<u> </u>		Achievability	Rating:	Green		
Viability		5	Development is likely	viable	,				
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:	CFS132	2	RAG Rating:	Aml	ber	30	0 May 2023		
Site Address:	Land su Chelms		ding Highlands Farm E	ast and	d West of Southend	d Road, East	Hanningfield,		
Parish:	East Ha			Total	Score:	94			
Developable Site Area	145.62		iciu		Reason for				
(ha):	145.02			discounted areas:					
Potential Yield:	4077			Туро	ogy:	24			
Proposed Use:	Mixed	Use		Com	ments on the size	Size of site	e is potentially suitable		
		of site: for all employment use							
Suitability Criteria:				Suitability Ra	ting:	Amber			
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•			
Proximity to the Workplace	•	5	Site is within 2km wall	Site is within 2km walking distance of an employment allocation					
Public Transport		0	Site is in excess of 400	m walki	ng distance from all s	services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking di	stance to either a PR	OW or cycle r	network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		0	Site has no direct acce network, a safeguarde		•	trategic road	network, primary road		
Designated Heritage Assets									
Non-Designated Heritage A	ge Assets 5 Site does not contain any non-designated heritage assets								
Archaeological Assets		5	Site is not thought to	contain	any assets of archaed	ological intere	est		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	ite is not within a		
Defined Open Space	Site does not lie within an area defined as Open Space, an existir Park or 'Other' Green Space			ng/proposed Country					
Green Belt & Green Wedge	!	5	Site does not lie within	n the Me	etropolitan Green Be	lt or Green W	/edge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	eld and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural	feature or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints		2	Up to 25% of the site a	area is w	vithin Flood Zone 3				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA				
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is e	xpected	I to be required on pa	art of the site	!		
Neighbouring Constraints		3	Site has neighbouring		•				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha		_	more services	s and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability			e of DSB. Vehicle access igh and Sail Meadows (Lo			_	vithin site. Within 100m ted land on site.		
Availability Criteria:					Availability R		Green		
Land Ownership		5	Held by developer/wil	ling owr			I		
Land Condition		5	Vacant land & building		· ·				
Legal Constraints		5	Site does not face any		legal issues				
Planning Permission or Allocation		N/A							
Comments on Availability									
					A objects bilit	Datine	Groom		
Achievability Criteria:		_	Davide	uiole I -	Achievability	rating:	Green		
Viability		5	Development is likely	eldeiv					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

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Site does not contain any designated heritage assets					
Site does not contain any non-designated heritage assets  Site is not thought to contain any assets of archaeological interest					
within a					
osed Country					
n Belt or Green					
ion/s: Grade 1,					
ures and in					
excess of 500m of any international/national designated protected natural features  Site is wholly within Flood Zone 1					
Site is in excess of 500m from a designated AQMA  Ground treatment is not expected to be required					
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SHELAA Reference: 0	CFS134	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land South	West of Silverwood, So	outh Hanningfield Road, Re	ettendon, C	helmsford		
Parish:	Rettendon		Total Score:	110			
Developable Site Area	0.24		Reason for				
(ha):			discounted areas:				
Potential Yield:	7		Typology:	18			
Proposed Use:	Residential		Comments on the size				
·			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
			re, South Woodham Ferrers 1	Town Centre	or any designated		
	_	Neighbourhood Centr		. 11			
Proximity to the Workplace	5		lking distance of an employm		n ————————————————————————————————————		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti			alking distance to either a PR		network		
Vehicle Access	5		g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5		Site does not contain any designated heritage assets				
Non-Designated Heritage As			Site does not contain any non-designated heritage assets				
Archaeological Assets 5 Site is not thought to contain any ass							
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua Insultation Area	arding Area. S	ite is not within a		
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space				ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated   y international/national desig				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain		Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	5	-	not result in the loss of nor pu	ut additional	strain on an		
		existing/proposed sch	nool/healthcare facility/place	of worship/s	sports, leisure, or		
	_	recreation facility					
Comments on Suitability	Outs	side of DSB. In range of bu	s stops.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5						
Planning Permission or	N/A						
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>			Achievability	/ Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	CFS135	RAG Rating:	Green	3	0 May 2023		
Site Address:	Land north	of The Old Coal Yard, L	ittle Waltham, Chelmsford	l, Essex			
Parish:	Broomfield		Total Score:	93			
Developable Site Area	0.38		Reason for				
(ha):			discounted areas:				
Potential Yield:	0		Typology:	32			
Proposed Use:	Employmen	t	Comments on the size	Current s	ize of site is not		
			of site:	suitable f use	or large scale industrial		
Suitability Criteria:	<u> </u>		Suitability Ra	ating:	Green		
Proximity to Employment A	Areas N/A		•				
Impact on Retail Areas							
Proximity to the Workplace	e N/A						
Public Transport	5	Site is within 400m w	valking distance of one or mor	e services			
PROW and Cycling Connect	civity 5	Site is within 100m w	valking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enabling	ng vehicle access into/adjacer	nt to the site			
Strategic Road Access	5	Site has direct access	to or is adjacent to the strate	egic road net	work		
Designated Heritage Assets	5 5	Site does not contain	Site does not contain any designated heritage assets				
Non-Designated Heritage A	ssets 5	Site does not contain	Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archae	contain any assets of archaeological interest			
Minerals & Waste Constrai	nts 5	Less than 5ha of a sit Minerals or Waste Co	e is within a Minerals Safegua	arding Area. S	Site is not within a		
Defined Open Space	5	5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space					
Green Belt & Green Wedge	9 0		ite (90% or more) lies within t	he Metropol	litan Green Belt or Green		
Land Classification	0		Greenfield and primarily with	hin the land	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated of international/national designated				
Flood Risk Constraints	5	Site is wholly within I		,			
Air Quality Management A	reas 5	Site is in excess of 50	0m from a designated AQMA				
Ground Condition Constrai		Ground treatment is	expected to be required on p	art of the sit	e		
Neighbouring Constraints	N/A						
Proximity to Key Services	N/A						
Community Facilities	5	•	not result in the loss of nor pu hool/healthcare facility/place				
Comments on Suitability	Outs	ide of DSB. In range of bu	us stops. Existing vehicular acc	ess from Litt	le Waltham Road.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/w	rilling owner/public sector				
Land Condition	5	Vacant land & buildir	ngs				
Legal Constraints	5	Site does not face an	y known legal issues				
Planning Permission or							
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	CFS13	6	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land s	outh of	Cob Cottage, Church	Road, West Hanningfield,	, Chelmsfor	d, Essex	
Parish:		Hanning		Total Score:	97		
Developable Site Area	1.6			Reason for			
(ha):				discounted areas:			
Potential Yield:	36			Typology:	3		
Proposed Use:	Reside	ntial		Comments on the size			
Challer Chall				of site:	•••	ni	
Suitability Criteria:		_	Suitability Rating: Red				
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation  Development does not result in the loss of established shops and services within				
Impact on Retail Areas		5	· ·	e, South Woodham Ferrers T	•		
Proximity to the Workplace	9	0	Site is in excess of 2kn	n walking distance of an emp	loyment allo	cation	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network	
Vehicle Access		3		onstraints that would likely p ss into/adjacent to the site	revent the im	nplementation of a route	
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets				
Archaeological Assets	aeological Assets 5 Site is not thought to contain any assets of archaeo				ological intere	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeguansultation Area	rding Area. S	ite is not within a	
Defined Open Space		5	Park or 'Other' Green				
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain		3	Ground treatment is e	expected to be required on pa	art of the site	2	
Neighbouring Constraints		5	Site has no neighbour	ing constraints			
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities		3	existing/proposed sch recreation facility	out additional strain on but no ool/healthcare facility/place	of worship/s		
Comments on Suitability		Adjace	nt to DSB. In range of bu	ıs stops. No vehicular access	at present.		
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & buildings				
Legal Constraints		5 Site does not face any known legal issues					
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			ı · ·				

SHELAA Reference: CFS137		7	RAG Rating:	Red		3	0 May 2023	
Site Address:	Land W	est of	Farrow Road, Chelms	ford, Es	sex			
Parish:	Chelms	ford		Total	Score:	88		
Developable Site Area	3.67			Reaso	n for			
(ha):				discou	unted areas:			
Potential Yield:	0			Typol	ogy:	34		
Proposed Use:	Employ	ment		Comn	nents on the size	Size of sit	e is potentially suitable	
				of site	2:	for all em	ployment use	
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	reas	N/A						
Impact on Retail Areas		N/A						
Proximity to the Workplace	j	N/A						
Public Transport		5	Site is within 400m wa	lking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking dis	tance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	yehicle	access into/adjacen	t to the site		
Strategic Road Access		5	Site has direct access t	o or is a	djacent to the strate	gic road net	work	
Designated Heritage Assets	;	5	Site does not contain a	any desig	gnated heritage asse	ts		
Non-Designated Heritage A		5	Site does not contain any non-designated heritage assets					
Archaeological Assets	J J			contain a	any assets of archaed	logical inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
			Minerals or Waste Cor					
Defined Open Space 5					defined as Open Sp	ace, an exist	ing/proposed Country	
			Park or 'Other' Green				itan Cuana Balt an Cuana	
Green Belt & Green Wedge	Green Belt & Green Wedge 0			e (90% c	or more) lies within ti	ne ivietropoi	itan Green Belt or Green	
Land Classification	and Classification 0			Greenfie	ld and primarily with	in the land o	classification/s: Grade 1,	
20110 010001110011011			Grade 2 or Grade 3		, ,		,	
Protected Natural Features		5	Site is in excess of 100					
			excess of 500m of any international/national designated protected natural features					
Flood Risk Constraints		0	Over 50% of the site area is within Flood Zone 3					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	9	
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would n existing/proposed sch recreation facility		•			
Comments on Suitability			nt to Urban Area. Adjace from Rodney Way. Prior				of bus stops. Vehicular	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil					
Land Condition		5	Vacant land & building	ζS				
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or		N/A						
Allocation								
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	•			
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS13	8	RAG Rating:	Amber	30 May 2023			
Site Address:	Land E	ast of H	Hallfield House, Back L	ane, Little Waltham, Che	lmsford			
Parish:	Little \	Nalthar	n	Total Score:	99			
Developable Site Area	3.28			Reason for				
(ha):				discounted areas:				
Potential Yield:	64			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:				Suitability Rating: Amber				
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation			
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centr		Fown Centre	or any designated		
Proximity to the Workplace	<u> </u>	5	Site is within 2km wal	king distance of an employm	ent allocation	n		
Public Transport		0		m walking distance from all				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	A route exists enabling vehicle access into/adjacent to the site				
Strategic Road Access		N/A						
Designated Heritage Assets		3		or more designated heritage				
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts	5	Minerals or Waste Co					
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily witl	hin the land o	classification/s: Grade 1,		
Protected Natural Features		3	· ·	e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability		Outsid	e of DSB. Adjacent to co	nservation area.				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building	gs				
Legal Constraints 5 Site does not face any known legal issues								
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:			Achievability Rating: Green					
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

Boreham   Total Score: 93	SHELAA Reference:	CFS13	9	RAG Rating:	Yello	ow	30 May 2023		
Developable Site Area (fina):    Proposed Use:   Mixed Use   Comments on the size   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site is potentially suitate of site:   Size of site:   Size of site:   Size of site:   Size of site:   Size of site:   Size of site:   Size of site:   Size of site:   Size of size   Size   Si	Site Address:	Boreh	am Airfi	eld, Waltham Road, B	orehan	n, Chelmsford			
final:	Parish:	Boreh	am		Total	Score:	93		
Potential Yield:   646	Developable Site Area	474.73	36		Reasc	on for	Electricity	line (0.664ha)	
Suitability Criteria:   Suitability Rating:   Sche of size is potentially suitability Criteria:   Suitability Rating:   Vellow	(ha):				disco	unted areas:			
Proximity to Employment Areas  3 Site is adjacent to an existing/proposed employment allocation  Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Cheimsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Stee is within 26m walking distance of an employment allocation  Proximity to the Workplace  5 Stee is within 26m walking distance to enter a PROW or cycle network  Proximity to the Workplace  5 Stee is within 100m walking distance to enter a PROW or cycle network  Proximity to the Workplace  5 Stee is within 100m walking distance to enter a PROW or cycle network  Proximity to the Workplace  5 Stee has direct access to or is adjacent to the site  Strategic Road Access  5 Stee has direct access to or is adjacent to the strategic road network  Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Minerals & Waste Constraints  Consultation Area where sefgeuarded infrastructure is permanent in nature or where tailocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended adelivery of development and classification  6 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space  Green Belt & Green Wedge  1 Site does not lie within an exist and fined as Open Space, an existing/proposed Country Park or "Other" Green Space  Green Belt & Green Wedge  1 Site does not lie within an exist and fined as Open Space, an existing/proposed Country Park or "Other" Green Space  Green Belt & Green Wedge  1 Site does not lie within an exist and fined as Open Space, an exi	Potential Yield:	6646			Typol	ogy:	23		
Suitability Criteria:   Suitability Rating:   Yellow	Proposed Use:	Mixed	Use		Comn	nents on the size	Size of site	e is potentially suitable	
Proximity to Employment Areas   3   Site is adjacent to an existing/proposed employment allocation					of site	e:	for all em	ployment use	
Proximity to Employment Areas   3   Site is adjacent to an existing/proposed employment allocation	Suitability Criteria:			Suitability Rating: Yellow					
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 2km walking distance of an employment allocation  5 Site is within 400m walking distance to either a PROW or cycle network  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  5 Site has direct access to or is adjacent to the strategic road network  Designated Heritage Assets  5 Site ontains one or more designated heritage assets  Non-Designated Heritage Assets  5 Site loss not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where tailocated activity would not have ecased prior to the intended dery of development allocated darbity would not have ecased prior to the intended dery of development allocated darbity would not have ecased prior to the intended dery of development and a strain and the partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other Green Space  Green Belt & Green Wedge  5 Site is predominantly received and primarily within the Inal classification or Site is predominantly received and primarily within the land classification/s: Grade 1 or Grade 2 or Grade 3  Protected Natural Features  10 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  7 Site has no neighbouring constraints  8 Development would put additional strain on but not result in the loss of on an existing proposed school/healthcare facility/blace of wo	Proximity to Employment A	reas	3	Site is adjacent to an e	xisting/	proposed employme	nt allocation	•	
Proximity to the Workplace   5   Site is within 2km walking distance of an employment allocation   Public Transport   5   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   5   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   5   Site has direct access to or is adjacent to the strategic road network   Designated Heritage Assets   0   Site contains one or more designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of developmen   Defined Open Space   3   Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Green Belt & Green Wedge   5   Site does not lie within the Metropolitan Green Belt or Green Wedge   Land Classification   0   Site pardominantly Greenfield and primarily within the land classification/s: Grade 1   Grade 2 to Grade 3   Protected Natural Features   0   Site partially or wholly comprises of one or more protected natural features   Flood Risk Constraints   2   Up to 25% of the site area is within Flood Zone 3   Air Quality Management Areas   5   Site is in sexess of 500m from a designated AQMA   Ground Condition Constraints   5   Site is in sexess of 500m from a designated AQMA   Ground Condition Constraints   5   Site is in sexess of 500m from a designated AQMA   Ground Free Struck	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•		
Public Transport  PROW and Cycling Connectivity  Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5	Provimity to the Workplace		5	_		ance of an employm	ent allocation	า	
PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network	· · · · · · · · · · · · · · · · · · ·	•						·	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access 5 Site has direct access to or is adjacent to the strategic road network Designated Heritage Assets 0 Site on the strategic road network Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Consultation Area where safeguarded infrastructure is permanent in nature or where to allocated activity would not have ceased prior to the intended delivery of developmen Defined Open Space 3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 2 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1 Site partially or wholly comprises of one or more protected natural features 1 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 2 Up to 25% of the site area is within Flood Zone 3 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (limited Access), Proposed Country Park Handful of trees on boundary protected under TPO		ivity						network	
Strategic Road Access   5   Site has direct access to or is adjacent to the strategic road network		·Vicy							
Designated Heritage Assets   S   Site contains one or more designated heritage assets									
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets									
Archaeological Assets  Minerals & Waste Constraints  O Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where allocated activity would not have ceased prior to the intended delivery of developmen Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  0 Site partially on wholly comprises of one or more protected natural features  Flood Risk Constraints  1 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/1013, The Grove (Low Numerous small Priority 4 contaminated areas of land across the site: SOPC0000595, SOPC00056  Availability Criteria:  Availability Rating:  Availability Rating:  Asafeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site									
Minerals & Waste Constraints  O Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where to allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity.  Protected Natural Features  Protected Natural Features  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3  Protected Natural Features  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 3  Air Quality Management Areas  Site is nextess of 500m from a designated AQMA  Ground Condition Constraints  Site is nextess of 500m from a designated AQMA  Ground Condition Constraints  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Woodham Ferrers Town Centre  Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of tr		33013		·					
Consultation Area where safeguarded infrastructure is permanent in nature or where tallocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development park or 'Other' Green Space   Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Space   Space   Space   Space   Space   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site partially or wholly comprises of one or more protected natural Features   Grade 2 or Grade 3   Grade 2 or Grade 3   Site partially or wholly comprises of one or more protected natural Features   Flood Risk Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is within 2 who who who was a management of the site is excessed from from a designated AQMA   Ground Condition Constraints   Site is within 2 km walking distance of all services and/or the City Centre/South   Woodham Ferrers Town Centre   Site is within 2 km walking distance of all services and/or the City Centre/South   Woodham Ferrers Town Centre   Site is within 2 km walking distance of all services and/or the City Centre/South   Woodham Ferrers Town Centre   Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed   buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed Country Park.   Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (Low Numerous small Priority 4 contaminated areas of land across the site: SOPC000255, SOPC00055.    Availability Criteria:				<u> </u>					
Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3  Protected Natural Features  10 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is within 2 km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (LoW Numerous small Priority 4 contaminated areas of land across the site: SDPC000295, SDPC00054  Availability Criteria:  Availability Rating: Green  Land Ownership  5 Held by developer/willing owner/public sector  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Allocation  Asseguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Vellow	Willierans & Waste Constituin	J		•			· · · · · · · · · · · · · · · · · · ·		
Park or 'Other' Green Space			allocated activity wou	ld not ha	ave ceased prior to tl	ne intended o	delivery of development		
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3  Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  S Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (LoW Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC00054  Availability Criteria:  Availability Rating:  Green  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable	Defined Open Space		3			a defined as Open Sp	ace, an exist	ing/proposed Country	
Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (LoW Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC00054  Availability Criteria:  Land Ownership  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Asafeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Green Belt & Green Wedge 5								
Flood Risk Constraints  2  Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  8  Ground treatment is expected to be required on part of the site  Neighbouring Constraints  5  Site has no neighbouring constraints  Proximity to Key Services  3  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (Low Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC00054  Availability Criteria:  Availability Rating: Green  Legal Constraints  5  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Achievability Criteria:  Achievability Rating: Yellow  Viability  5  Development is likely viable  Timescale for Deliverability  4  Over 5 years	Land Classification		0		Greenfie	ld and primarily with	nin the land o	lassification/s: Grade 1,	
Air Quality Management Areas Ground Condition Constraints Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services Site has no neighbouring constraints  Proximity to Key Services Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities Solveolopment would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (LoW Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC00054  Availability Criteria:  Availability Rating:  Green  Land Ownership Solve does not face any known legal issues  Planning Permission or Allocation Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS  Allocation  Comments on Availability A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Achievability Criteria:  Achievability Rating: Yellow  Viability Solves Syears	<b>Protected Natural Features</b>		0	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features	
Ground Condition Constraints   3   Ground treatment is expected to be required on part of the site	Flood Risk Constraints		2	Up to 25% of the site a	area is w	rithin Flood Zone 3			
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas	5	-					
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (Low Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC00024  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Achievability Rating: Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site					
Woodham Ferrers Town Centre	Neighbouring Constraints		5						
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (LoW Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC00054  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS  Allocation  A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Proximity to Key Services		3				nd/or the Cit	y Centre/South	
buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (LoW. Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC00054  Availability Criteria:  Land Ownership  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Community Facilities		3	existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability  A chievability  S Development is likely viable  Timescale for Deliverability  A vailability Rating:  Site does not face any known legal issues  Site does not face any known legal issues  Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS allocation  A safeguarded corridor runs north/south through the site which is allocated for the future Nort east Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  A chievability Rating:  Yellow	Comments on Suitability		buildin Handfu	gs in/adjacent to site. No In of trees on boundary p	atural Gi protecte	reen Space (Limited a d under TPO/2003/0	Access), Prop 09, TPO/201	osed County Park. 7/013, The Grove (LoWS).	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS Allocation  Comments on Availability A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Availability Criteria:					Availability F	Rating:	Green	
Legal Constraints  Degal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  4 Over 5 years			5	Held by developer/wil	ling own			1	
Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years						<u> </u>			
Planning Permission or Allocation  Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS Allocation  Comments on Availability  A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  A Over 5 years									
Comments on Availability  A safeguarded corridor runs north/south through the site which is allocated for the future Nort East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Planning Permission or								
Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years			East Ch						
Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Achievability Criteria:					Achievability	Rating:	Yellow	
Timescale for Deliverability 4 Over 5 years	•		5	Development is likely	viable	- ioinotabiney			
·	•			·					
Comments on Achievahility	Comments on Achievability		-1	,					

SHELAA Reference:	CFS14	0	RAG Rating:	Red	30 May 2023		
Site Address:	Land S	outh Ea	st of Merefields, Mai	n Road, Little Waltham, (	Chelmsford,	Essex	
Parish:	Little \	Nalthan	n	Total Score:	104		
Developable Site Area	13.74			Reason for			
(ha):				discounted areas:			
Potential Yield:	236			Typology:	1		
Proposed Use:	Reside	ential		Comments on the size of site:			
Suitability Criteria:				Suitability R		Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employments	ent allocation		
Impact on Retail Areas 5			•	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	)	5	Site is within 2km wall	king distance of an employn	nent allocation	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services		
<b>PROW and Cycling Connect</b>	ivity	5		alking distance to either a PF		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain a	any designated heritage ass	ets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	e assets		
Archaeological Assets		5	Site is not thought to o	contain any assets of archae	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	Defined Open Space 3			n an area defined as Open S Space	pace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies within	the Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,	
Protected Natural Features	Protected Natural Features 3			Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature			
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	and/or the Cit	y Centre/South	
Community Facilities		3		ut additional strain on but r ool/healthcare facility/place			
Comments on Suitability		Natura		stops. Existing Footpaths a Access). Area adjacent prote (S).			
Availability Criteria:				Availability	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievabilit	v Rating:	Green	
Viability		5	Development is likely		,		
Timescale for Deliverability		5	Up to 5 years	· · ·			
Comments on Achievability			P 1				
Comments on Achievability							

Parish: Gre Developable Site Area (ha): Potential Yield: 58	at Leighs	/est of the Crescent, L	ittle Leighs, Chelmsford, E Total Score:	ssex 104		
Parish: Gre Developable Site Area (ha): Potential Yield: 58	at Leighs 8		Total Score:			
(ha): Potential Yield: 58			_	104		
Potential Yield: 58	idential		Reason for			
	idential		discounted areas:			
Proposed Use: Res	idential		Typology:	3		
			Comments on the size of site:			
Suitability Criteria:			Suitability Ra	nting:	Amber	
Proximity to Employment Areas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas	5	Chelmsford City Centre Neighbourhood Centre	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	5		king distance of an employme		1	
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connectivity	0	<u> </u>	o either an existing PROW or		ork	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5		any designated heritage asse			
Non-Designated Heritage Assets		<u> </u>	any non-designated heritage			
Archaeological Assets	5		contain any assets of archaec			
Minerals & Waste Constraints	5	Minerals or Waste Cor	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Country			
Defined Open Space	5	Park or 'Other' Green		ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification	0		Greenfield and primarily with			
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constraints</b>	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	5	Site has no neighbouri	ing constraints			
Proximity to Key Services	0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City	
Community Facilities	3		ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability		le of DSB. In range of bus minated site: SOPC00023	stops. Adjacent Orchid Mea	dow (LoWS).	Adjoins Priority 1	
Availability Criteria:	COIICAI	mateu site. 30FC00023	Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wil	ling owner/public sector	.~		
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any	<u> </u>			
Planning Permission or	N/A	Site does not face any	own lebal lookes			
Allocation	IN/A					
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	•		•	
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability						

SHELAA Reference:	CFS14	2	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land N	North of	Lammas Cottage, Hig	gh Street, Stock				
Parish:	Stock			Total Score:	96			
Developable Site Area	1.2			Reason for	Oil pipe (0.02ha)			
(ha):				discounted areas:				
Potential Yield:	27			Typology:	4			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:			Suitability Ra	ating:	Red			
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
			Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers T es	own Centre	or any designated		
Proximity to the Workplace	•	0	Site is in excess of 2kn	n walking distance of an emp	loyment allo	cation		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		0	Site contains one or m	ore designated heritage asse	ets			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets		5	_	contain any assets of archaed				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
- C 10 0			Minerals or Waste Co			/		
Defined Open Space	5	Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	0		e (90% or more) lies within t	he Metropoli	tan Green Belt or Green			
oreen beit & oreen weage			Wedge	e (5070 or more) neo memi	cct.opo	tan orden beit or orden		
Land Classification	0	Site is predominantly	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,			
		Grade 2 or Grade 3						
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre					
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place				
			recreation facility					
Comments on Suitability				is stops. Vehicular access is a				
			Adjacent to Grade 2 liste O/1990/006.	ed building. Partially within a	conservation	area. IPO/2001/068		
Availability Criteria:		unu m	0,1330,000.	Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	Ū.	ı		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A	<u>.                                      </u>					
Allocation								
Comments on Availability		Pipelin	e runs through the site w	which requires a 6 metre eas	ement to be	undeveloped.		
<b>Achievability Criteria:</b>				Achievability	Rating:	Green		
Viability		5	Development is likely			•		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference:	CFS143	3	RAG Rating:	Amb	er	3	0 May 2023
Site Address:	Land a	t Seven	Ash Green				
Parish:	Chelms	ford		Total 9	Score:	93	
Developable Site Area	6.79			Reaso	n for		
(ha):				discou	nted areas:		
Potential Yield:	116			Typolo	ogy:	2	
Proposed Use:	Reside	ntial		Comm	ents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra		Amber
Proximity to Employment A	Areas	5	Site is outside of any e				
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated
Dravimity to the Warkplace	,	5	Neighbourhood Centre Site is within 2km wall		nce of an employm	ent allocation	n
Proximity to the Workplace Public Transport	3	5	Site is within 400m wa				1
PROW and Cycling Connect	ivity	0	Site is not connected t				nrk
Vehicle Access	livity	5	A route exists enabling				W.K.
Strategic Road Access		N/A	A Toute exists chabiling	5 vernere	access into/ adjacen	t to the site	
Designated Heritage Assets	,	5	Site does not contain a	any desig	nated heritage asse	tc	
Non-Designated Heritage A		5	Site does not contain a				
Archaeological Assets 5			Site is not thought to				est
Minerals & Waste Constraints 0			_		•		tion Area and/or Waste
Willierars & Waste Constrain	Ü		Consultation Area where safeguarded infrastructure is permanent in nature or where the				
					•		delivery of development
Defined Open Space 0			The majority of the sit	•	,		ed as Open Space, an
			existing/proposed Cou	•			No. Company Bally as Company
Green Belt & Green Wedge	j	0	Wedge	e (90% o	r more) lies within t	ne ivietropoli	itan Green Belt or Green
Land Classification	sification 3				d and primarily with	-	
D IN IE			classification/s: Grade				
Protected Natural Features	5	0	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints		4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Site is in excess of 500m from a designated AQMA				
Air Quality Management A		3	Ground treatment is e			art of the cite	<b>.</b>
Ground Condition Constrain Neighbouring Constraints	nts	5	Site has no neighbouri			art or the site	•
		5	Site is within 800m wa			and/or the C	ity Centre/South
Proximity to Key Services		5	Woodham Ferrers Tov			and/or the C	ity centre/30util
Community Facilities		3	Development would p				
			existing/proposed sch	ool/healt	hcare facility/place	of worship/s	ports, leisure, or
Comments on Cuitability		Adiaco	recreation facility nt to Urban Area. In ran	go of hus	stons Accossible N	atural Groon	Space TBO/2012/002
Comments on Suitability		•		_	•		rity 2 contaminated land
			00221 on portion of site		, , , , , , , , , , , , , , , , , , , ,		•,
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling own			1
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known le	egal issues		
Planning Permission or		N/A					
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>					Achievability	Rating:	Green
Viability		5	Development is likely	viable	•		•
Timescale for Deliverability	,	5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS144	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land East of	St Marys Church, Chur	rch Road, Little Baddow, C	helmsford,	Essex	
Parish:	Little Baddov	V	Total Score:	104		
Developable Site Area	0.38		Reason for			
(ha):			discounted areas:			
Potential Yield:	11		Typology:	17		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated	
Proximity to the Workplace	5		king distance of an employm		n	
Public Transport	0		Om walking distance from all			
PROW and Cycling Connect			alking distance to either a PR		network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	3	<u> </u>	e or more designated heritage			
Non-Designated Heritage A	ssets 3	-	e or more non-designated her			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Country			
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	5	existing/proposed sch recreation facility	not result in the loss of nor pu nool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		de of DSB. Existing access ected Lane.	s from Church Lane. Adjacent	to Grade I Li	sted Building. Adjacent to	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & buildin	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability						
<b>Achievability Criteria:</b>			Achievability	Rating:	Green	
Viability	5	Development is likely	viable	-	•	
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		•				

SHELAA Reference:	CFS14	5	RAG Rating:	Green	30	0 May 2023		
Site Address:	Land E	ast of P	lantation Road and W	est of Church Road, Bore	ham <u>,</u> Cheln	nsford, Essex		
Parish:	Boreha	ım		Total Score:	111			
Developable Site Area	18.06			Reason for				
(ha):				discounted areas:				
Potential Yield:	310			Typology:	1			
Proposed Use:	Reside	ntial		Comments on the size				
•				of site:				
Suitability Criteria:				Suitability Ra	ating:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
			Chelmsford City Centr	e, South Woodham Ferrers 1	own Centre	or any designated		
			Neighbourhood Centr					
Proximity to the Workplace	!	5		king distance of an employm		1		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		lking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est			
Minerals & Waste Constraints 2			Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment					
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge 5				n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification				Greenfield and primarily witl				
Protected Natural Features		3	Grade 2 or Grade 3 Site does not comprise	e of any protected natural fe	atures but is	within 100m of a locally		
Trocested Natural Federales		J	designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints		5		ite is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain		5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		3	Site is within 2km wal	king distance of all services a	nd/or the Cit	y Centre/South		
			Woodham Ferrers Tov					
Community Facilities		3		ut additional strain on but n				
			- ' '	ool/healthcare facility/place	of worship/s	ports, leisure, or		
6		۸ ما:	recreation facility	A Ouch-ud N	Mari			
Comments on Suitability		Adjace	nt to DSB. In range of bu	s stops. Access via Orchard				
Availability Criteria:	1			Availability F	rating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely			•		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			1					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Amber	0 May 2023		
Site Address:	Land Eas	st of B	owen House, Wheele	rs Hill, Little Watham, C	helmsford, E	ssex	
Parish:	Little Wa	althan	n	Total Score:	99		
Developable Site Area	1.03			Reason for			
(ha):				discounted areas:			
Potential Yield:	23			Typology:	4		
Proposed Use:	Resident	tial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability F	Rating:	Amber	
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/proposed employn	ent allocation		
Impact on Retail Areas	5	5	Development does no	t result in the loss of estab	ished shops ar	nd services within	
			Neighbourhood Centre				
Proximity to the Workplace	. 5	5	Site is within 2km wall	king distance of an employ	ment allocation	n	
Public Transport	(	)	Site is in excess of 400	m walking distance from a	l services		
PROW and Cycling Connect	ivity 5	5	Site is within 100m wa	lking distance to either a F	ROW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjac	ent to the site		
Strategic Road Access	1	N/A					
Designated Heritage Assets 5			Site does not contain a	any designated heritage as	sets		
Non-Designated Heritage Assets 5			Site does not contain a	any non-designated heritag	ge assets		
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	(1)	3	Site partially lies within Park or 'Other' Green	n an area defined as Open Space	Space, an exist	ing/proposed Country	
Green Belt & Green Wedge	(	0	The majority of the sit Wedge	e (90% or more) lies withir	the Metropol	itan Green Belt or Green	
Land Classification	l Classification 0			Greenfield and primarily w	thin the land o	lassification/s: Grade 1,	
Protected Natural Features	5	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	eas 5	5	Site is in excess of 500	m from a designated AQM	A		
Ground Condition Constrain	nts 3	3	Ground treatment is e	xpected to be required on	part of the site	2	
Neighbouring Constraints	5	5	Site has no neighbouri				
Proximity to Key Services	(	0	Centre/South Woodha	n walking distance of one c om Ferrers Town Centre			
Community Facilities	3	3	· ·	ut additional strain on but ool/healthcare facility/plac			
Comments on Suitability		Outside	e of DSB. Existing field a	ccess from Plantation Road	. Outdoor Spo	rts (Private).	
Availability Criteria:				Availability	Rating:	Green	
Land Ownership	5	5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievabili	v Rating:	Green	
Viability		5	Development is likely		,	1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			1 /				
Comments on Achievability							

SHELAA Reference:	CFS147	7	RAG Rating:	Red	30	0 May 2023	
Site Address:	Land at	t and W	est of 71 School Road	d, Downham, Billiricay, Es	sex		
Parish:	South I	Hannin	gfield	Total Score:	103		
Developable Site Area	7.19			Reason for			
(ha):				discounted areas:			
Potential Yield:	123			Typology:	2		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	d services within	
			•	e, South Woodham Ferrers 1	Town Centre	or any designated	
			Neighbourhood Centr				
Proximity to the Workplace	!	5		king distance of an employm		1	
Public Transport		5		alking distance of one or mor			
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	it to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5		any designated heritage asse			
Non-Designated Heritage A	ssets	5		any non-designated heritage			
Archaeological Assets		5	_	contain any assets of archae			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an existi	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification	Classification 0			Greenfield and primarily witl	nin the land c	lassification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	ing constraints			
Proximity to Key Services		0	Site is in excess of 2km	n walking distance of one or	more service:	s and the City	
				am Ferrers Town Centre			
Community Facilities		3		ut additional strain on but n			
				ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Outside	recreation facility	stops. Handful of trees prot	octod undor	TDO /2005 /020 on	
Comments on Suitability		bounda		s stops. Hallulul of trees prot	ected under	170/2003/030 011	
Availability Criteria:	Į.		•	Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector	- 6		
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A		0			
Allocation		11/7					
Comments on Availability		Small s	ection of the site is on a	long term lease as a car par	k		
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							
The second secon							

SHELAA Reference: 0	CFS148	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land North o	f Cuton Hall Lane, Che	elmer Village, Springfield, (	Chelmsford	, Essex	
Parish:	Springfield	•	Total Score:	96		
Developable Site Area	1.77		Reason for			
(ha):			discounted areas:			
Potential Yield:	40		Typology:	3+32+33+	+34	
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable	
			of site:	for all em	ployment use	
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 3	Site is adjacent to an e	existing/proposed employme	nt allocation	1	
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within	
			re, South Woodham Ferrers T	own Centre	or any designated	
		Neighbourhood Centr				
Proximity to the Workplace	5		king distance of an employm		n	
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connecti			alking distance to either a PR		network	
Vehicle Access	5		g vehicle access into/adjacen			
Strategic Road Access	0		ess to nor is adjacent to the steed trunk road or a B-road	trategic road	l network, primary road	
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	ts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a	
Defined Open Space	3	Site partially lies within Park or 'Other' Green	in an area defined as Open Sp Space	oace, an exist	ting/proposed Country	
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3				
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas 5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	ts 5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbouring constraints				
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre				
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility				
Comments on Suitability		Vithin Urban Area. In range of bus stops. Accessible Natural Green Space. 2 protected trees inder TPO/2004/010.				
Availability Criteria:			Availability R	Rating:	Yellow	
Land Ownership	3	Promoter has an option	on to purchase site or collabo			
Land Condition	4	Established single use				
Legal Constraints	3	Site may possibly face	e legal issues			
Planning Permission or	N/A	•				
Allocation						
Comments on Availability			volved in submission. No evider purposes. Site not within p			
Achievability Criteria:	<u> </u>		Achievability		Green	
Viability	5	Development is likely	viable			
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		1				

SHELAA Reference:	CFS149	)	RAG Rating:	Red		3	0 May 2023	
Site Address:	Land No	orth Ea	st of Mole Cottage, L	ondon R	oad, Chelmsford,	Essex		
Parish:	Margar	etting		Total S	Score:	86		
Developable Site Area	0.4			Reaso	n for			
(ha):				discou	nted areas:			
Potential Yield:	0	0			ogy:	32		
Proposed Use:	Employ	ment		Comm	ents on the size	Current s	ize of site is not	
				of site	:		or large scale industrial	
Suitability Criteria:					Suitability Ra	use ting:	Red	
Proximity to Employment A	\reac	N/A			Suitability ita	B.	neu	
Impact on Retail Areas	ii Cas	N/A						
Proximity to the Workplace	2	N/A						
Public Transport	-	5	Site is within 400m w	alking dist	ance of one or more	e services		
PROW and Cycling Connect	ivity	0	Site is not connected				ork	
Vehicle Access		5	A route exists enablin					
Strategic Road Access		5	Site has direct access		-		work	
Designated Heritage Assets	:	5	Site does not contain		-			
Non-Designated Heritage Assets 5			Site does not contain					
Archaeological Assets	.55015	5					est	
Minerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willieruis & Waste Constituti		•	Minerals or Waste Co		•	. 0		
Defined Open Space 5			Site does not lie withi	in an area	defined as Open Sp	ace, an exist	ing/proposed Country	
			Park or 'Other' Green					
Green Belt & Green Wedge	een Belt & Green Wedge 0			te (90% o	r more) lies within th	ne Metropol	itan Green Belt or Green	
Land Classification		5	Wedge Site is predominantly	Proviously	v Dovoloped Land			
Land Classification Protected Natural Features		3				turos hut is	within 100m of a locally	
Protected Natural Features	•	3	designated protected				•	
			designated protected				,	
Flood Risk Constraints		5	Site is wholly within F	lood Zone	1			
Air Quality Management Ar	reas	5	Site is in excess of 500	0m from a	designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would r		•			
			existing/proposed sch	nool/healt	hcare facility/place	of worship/s	sports, leisure, or	
Comments on College like		Outsid	recreation facility of DSB. In range of bus	s stone Tu	visting vobicular age	acc ic availab	la diractly from the	
Comments on Suitability			Within 100m of Hyland			ess is availar	ne directly from the	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wi	illing own	er/public sector			
Land Condition		3	Low intensity land use	es				
Legal Constraints		5	Site does not face any	y known le	egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability		Site in	use for other purposes					
Achievability Criteria:					Achievability	Rating:	Amber	
Viability		0	Development is likely	unviable				
Timescale for Deliverability		5	Up to 5 years					
cocare for Deliverability			,					

SHELAA Reference: 0	CFS150	RAG Rating:	Red 30 May 202				
Site Address:	Land North	East of Berwyn, Maldo	n Road, Margetting, Ingat	estone, Esse	ex		
Parish:	Margarettir	g	Total Score:	98			
Developable Site Area	3.5		Reason for				
(ha):			discounted areas:				
Potential Yield:	69		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment Ar	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops ar	nd services within		
		Neighbourhood Centr					
Proximity to the Workplace	0		m walking distance of an emp		cation		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connection	vity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5		g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage As			any non-designated heritage				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	ts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua onsultation Area	arding Area. S	ite is not within a		
Defined Open Space	5	Park or 'Other' Green					
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	classification/s: Grade 1,		
<b>Protected Natural Features</b>	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Are	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	ts 5	Ground treatment is r	Ground treatment is not expected to be required				
Neighbouring Constraints	5	_	Site has no neighbouring constraints				
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3		out additional strain on but n				
		J	nool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability	Adia	recreation facility	us stops. Vehicular access off	hoth Poman	Pood and Maldon Pood		
Comments on Suitability		es protected under TPO/2		DOLLI KOLLIALI	Road and Maldon Road.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	•				
Planning Permission or	N/A		<u>.                                      </u>				
Allocation	1.77						
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
	_						
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:	CFS15	1	RAG Rating:	Green	3	0 May 2023	
Site Address:	Land S	outh an	d East of Springwood	, Mashbury Road, Chigna	l St James, (	Chelmsford, Essex	
Parish:	Chigna			Total Score:	114		
Developable Site Area	0.3			Reason for			
(ha):				discounted areas:			
Potential Yield:	9			Typology:	17		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:			Suitability Rating: Green				
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5	•	t result in the loss of establis	•		
			· ·	e, South Woodham Ferrers T	own Centre	or any designated	
Dravimity to the Workplace		_	Neighbourhood Centre	es king distance of an employm	ont allocation	n	
Proximity to the Workplace	;	5		alking distance of one or mor		II	
Public Transport	.i.,:+.,			alking distance to either a PR		notwork	
PROW and Cycling Connect	ivity	5		g vehicle access into/adjacen		Hetwork	
Vehicle Access			A Toute exists enabling	g verilcle access into/aujacen	it to the site		
Strategic Road Access		N/A	Sita daas not contain	any designated heritage asse	ıtc.		
Designated Heritage Assets 5				<u> </u>			
Non-Designated Heritage Assets 3  Archaeological Assets 5			Site is adjacent to one or more non-designated heritage assets  Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierals & Waste Collstraints			Minerals or Waste Co		iruing Area. 3	once is not within a	
Defined Open Space	5	Site does not lie within	n an area defined as Open Sp	ace, an exist	ing/proposed Country		
			Park or 'Other' Green				
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be			
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		5	Site has no neighbouri	_			
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	ty Centre/South	
Community Facilities		5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility				
Comments on Suitability		Outside	e of DSB. In range of bus	stops. Adjacent to buildings	of local valu	e.	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A					
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>				Achievability	Rating:	Green	
Viability		5	Development is likely	viable		-	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability	,						

SHELAA Reference:	CFS152	RAG Rating:	Amber	3	0 May 2023			
Site Address:	Land Nort	h of Ash Tree House, Boy	yton Cross, Roxwell					
Parish:	Roxwell		Total Score:	106				
Developable Site Area	2.59		Reason for					
(ha):			discounted areas:					
Potential Yield:	51		Typology:	3				
Proposed Use:	Residentia	ıl	Comments on the size					
			of site:					
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	reas 5	Site is outside of any	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	5	•	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocation	n			
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity 5		ralking distance to either a PR		network			
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacen	t to the site				
Strategic Road Access	N/	'A						
Designated Heritage Assets			any designated heritage asse	ets				
Non-Designated Heritage A		Site does not contain	any non-designated heritage	assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est			
Minerals & Waste Constrain			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open Sp 1 Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification	0	Grade 2 or Grade 3						
Protected Natural Features	5	excess of 500m of an	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	eas 5		Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 3	Ground treatment is	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0		Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	0	Centre/South Woodh	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre					
Community Facilities	3	existing/proposed sch recreation facility	put additional strain on but non hout non houl/healthcare facility/place	of worship/s	ports, leisure, or			
Comments on Suitability		itside of DSB. In range of bu PC000836.	s stops. Priority 3 contaminat	ed land adja	cent to the south			
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/w	illing owner/public sector					
Land Condition	5	Vacant land & buildin	ngs					
Legal Constraints	5	Site does not face any	y known legal issues					
Planning Permission or Allocation	N/	'A						
Comments on Availability								
<b>Achievability Criteria:</b>			Achievability	Rating:	Green			
Viability	5	Development is likely	•					
		<u> </u>						
Timescale for Deliverability	5	Up to 5 years						

SHELAA Reference:	CFS153	<u> </u>	RAG Rating:	Yellov	N	3	0 May 2023		
Site Address:	206 and	1 208 N	/Jain Road, Broomfiel	d, Chelms	ford, Essex, CM1	1 7AJ			
Parish:	Broomf	ield		Total So	core:	81			
Developable Site Area	0.4			Reason	for				
(ha):				discoun	scounted areas:				
Potential Yield:	0			Typolog	gy:	31			
Proposed Use:	Employ	ment		Comme	ents on the size	e Current size of site is not			
				of site:		suitable fo	or large scale industrial		
						use			
Suitability Criteria:				<b>Suitability Ra</b>	iting:	Yellow			
Proximity to Employment A	reas	N/A							
Impact on Retail Areas		N/A							
Proximity to the Workplace	•	N/A							
Public Transport		5	Site is within 400m wa	alking dista	nce of one or mor	e services			
PROW and Cycling Connect	ivity	0	Site is not connected t	to either ar	n existing PROW or	r cycle netwo	ork		
Vehicle Access		5	A route exists enabling		-				
Strategic Road Access		2	Site has direct access t				oad or B-road		
Designated Heritage Assets	3	Site is adjacent to one	or more d	esignated heritage	e assets				
Non-Designated Heritage A	3	Site is adjacent to one	or more n	on-designated her	itage assets				
Archaeological Assets	5	Site is not thought to	contain an	y assets of archaec	ological intere	est			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultation .	Area				
Defined Open Space	Open Space 5 Site does not lie within an area defined as Open Sp Park or 'Other' Green Space				ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	te (90% or	more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification		5	Site is predominantly	Previously	Developed Land				
Protected Natural Features		0	Site partially or wholly	y comprise:	s of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		N/A							
Proximity to Key Services		N/A							
Community Facilities		5	Development would not result in the loss of nor put additional strain on an						
			existing/proposed school/healthcare facility/place of worship/sports, leisure, or						
Comments on Suitability		Adiaco	recreation facility	is stone Ex	visting vehicular as	cocc available	e from B1008. Adjacent		
Comments on Suitability		to Grad	le 2 listed building. Adja						
Availability Cuitagia		TPO/20	001/055.		م برونا ما المرانا	)	Cunna		
Availability Criteria:		_	Haldle da alasad d		Availability R	tating:	Green		
Land Ownership		5	Held by developer/wil		/public sector				
Land Condition		3	Low intensity land use		ral issues				
Legal Constraints		5	Site does not face any	known ieg	gai issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site in	use for other purposes.						
<b>Achievability Criteria:</b>					Achievability	Rating:	Green		
Viability		5	Development is likely		•				
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference: 0	CFS154	RAG Rating:	Amber	3	0 May 2023			
Site Address:	Land East	of Broomfield Library, 1	80 Main Road, Broomfiel	d, Chelmsfor	d, Essex			
Parish:	Broomfiel	d	Total Score:	106				
Developable Site Area	0.44		Reason for					
(ha):			discounted areas:					
Potential Yield:	11		Typology:	17	17			
Proposed Use:	Residentia	ıl	Comments on the size	2				
·			of site:					
Suitability Criteria:			Suitability F	Rating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	5	Development does n	ot result in the loss of estab	lished shops ar	nd services within			
		-	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
	_	Neighbourhood Cent						
Proximity to the Workplace			lking distance of an employ		n			
Public Transport	5		valking distance of one or me					
PROW and Cycling Connecti			valking distance to either a P		network			
Vehicle Access	5		ng vehicle access into/adjace	ent to the site				
Strategic Road Access	N/							
Designated Heritage Assets			any designated heritage as					
Non-Designated Heritage As	ssets 3		e or more non-designated h					
Archaeological Assets	5	Site is not thought to	contain any assets of archa	eological inter	est			
Minerals & Waste Constrain	nts 5	Less than 5ha of a sit Minerals or Waste Co	e is within a Minerals Safego Onsultation Area	uarding Area. S	Site is not within a			
Defined Open Space	5	Site does not lie with Park or 'Other' Greer	iin an area defined as Open : n Space	Space, an exist	ing/proposed Country			
Green Belt & Green Wedge	0	The majority of the s Wedge	ite (90% or more) lies withir	the Metropol	itan Green Belt or Green			
Land Classification	3		Greenfield and primarily we e 4, Grade 5, non-agriculture	-				
<b>Protected Natural Features</b>	0	Site partially or whol	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints	5	Site is wholly within I	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbou	Site has no neighbouring constraints					
Proximity to Key Services	0		ite is in excess of 2km walking distance of one or more services and the City					
			nam Ferrers Town Centre					
Community Facilities	5		not result in the loss of nor					
		recreation facility	existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
Comments on Suitability	Ou		us stops. Existing vehicular a	ccess available	from B1008. Adjacent to			
Comments on Suitability			ha protected under TPO/20		Trom Broom lajacem to			
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/w	illing owner/public sector					
Land Condition	5	Vacant land & buildings						
Legal Constraints	5	Site does not face an						
Planning Permission or	N/		<del>-</del>					
Allocation	1.7							
Comments on Availability								
			Achievabili	ty Rating:	Green			
Achievability Criteria:			Acilicvabili	cy macing.	GICCII			
	5	Development is likely		cy macing.	Green			
Achievability Criteria: Viability Timescale for Deliverability	5	Development is likely Up to 5 years		cy name.	Green			

SHELAA Reference:	CFS15	5	RAG Rating:	Ambe	er	3(	0 May 2023
Site Address:	Land N	lorth of	Nurses Cottage, Nort	th Hill, Lit	tle Baddow, Che	lmsford, Ess	sex
Parish:	Little E	Baddow		Total So	core:	103	
Developable Site Area	0.88			Reason	for		
(ha):				discour	ited areas:		
Potential Yield:	20			Typolog	gy:	4	
Proposed Use:	Reside	ntial		Comme	ents on the size		
				of site:			
Suitability Criteria:					<b>Suitability Ra</b>	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation	
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centr		oodham Ferrers T	own Centre	or any designated
			Neighbourhood Centr		Patana a Cara a sa a	I II	
Proximity to the Workplace	:	0	Site is in excess of 2km				cation
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	0	Site is not connected t				JI K
Vehicle Access		5	A route exists enabling	g venicle a	ccess into/adjacen	t to the site	
Strategic Road Access		N/A	C'ha dana e e e		- 1 - d 15 22		
Designated Heritage Assets 5			Site does not contain a				
Non-Designated Heritage Assets 5			Site does not contain a				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor		_	rding Area. S	ite is not within a
Defined Open Space		5	Site does not lie within Park or 'Other' Green		lefined as Open Sp	ace, an existi	ing/proposed Country
Green Belt & Green Wedge 5			Site does not lie within	n the Metr	opolitan Green Bel	t or Green W	/edge
Land Classification 3			Site is predominantly classification/s: Grade		• •	_	
Protected Natural Features		0	Site partially or wholly	y comprise	s of one or more p	rotected nati	ural features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City				
			Centre/South Woodha				
Community Facilities		5	Development would n		•		
			existing/proposed sch recreation facility	iooi/neaith	care racility/place	oi worsnip/s	ports, leisure, or
Comments on Suitability		Adiace		us stons. W	holly covered by T	PO (0.88ha)	under TPO/2003/088 and
comments on suitability			100m of Heather Hills (L				.,,
Availability Criteria:					Availability R	ating:	Green
Land Ownership		5	Held by developer/wil		<u>-</u>	- 3	
Land Condition		5	, , , , , , , , , , , , , , , , , , , ,				
Legal Constraints		5					
Planning Permission or		N/A	<u>,                                     </u>		-		
Allocation		,					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely				ı
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	ı · ·				

Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	HELAA Reference: Cl	S156	RAG Rating:	Yellow	3	0 May 2023		
Developable Site Area (ha):	te Address:	and South W	est of 2 Scotts Green,	Hollow Lane, Broomfield	, Chelmsfor	-d		
Potential Yield: 168   Typology: 2	arish:	Broomfield		Total Score:	103			
Proposed Use: Residential Comments on the size of site:  Suitability Criteria: Suitability Rating: Yellou for site: Suitability Criteria: Suitability Criteria: Suitability Rating: Yellou for site: Suitability Criteria: Suitability Rating: Yellou for site: Suitability Criteria: Suitability Rating: Yellou for site: Suitability Rating: Yellou for site: Suitability Criteria: Suitability Rating: Yellou for site: Suitabi	evelopable Site Area	9.8		Reason for				
Proposed Use:   Residential   Comments on the size of site:	ia):			discounted areas:				
Proximity to Employment Areas	otential Yield:	168		Typology:	2			
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Yellow	roposed Use:	Residential		Comments on the size				
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation				of site:				
Development does not result in the loss of established shops and services Chelmsford City Centre, South Woodham Ferrers Town Centre or any des Neighbourhood Centres	uitability Criteria:			Suitability Ra	nting:	Yellow		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any des Neighbourhood Centres Proximity to the Workplace  O Site is in excess of 2km walking distance of an employment allocation Public Transport  Site is within 400m walking distance of one or more services PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network Vehicle Access  N/A  Designated Access  N/A  Designated Heritage Assets  Site does not contain any designated heritage assets Non-Designated Heritage Assets  Site is not thought to contain any non-designated heritage assets Archaeological Assets  Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints  Central Open Space  Site is within you partially within an identified Minerals Safeguarding Area if urther assessment to be undertaken in the form of a Minerals Resource of Site does not lie within an area defined as Open Space, an existing/propore Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100 designated protected natural feature or within 500m of an international/of designated protected natural feature or within 500m of an international/of designated protected natural feature or within 500m of an international/of designated protected natural feature or within 500m of an international/of designated protected natural feature or within 500m of an international/of designated protected natural feature  Flood Risk Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is wholly within flood Zone 1  Air Quality Management Areas  Site is wholly within flood Zone 1  Site is wholly within flood Zone 1  Site is wholly within flood Zone 1  Development would put additional strain on but not result	oximity to Employment Are	as 5	Site is outside of any e	xisting/proposed employme	nt allocation			
Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area further assessment to be undertaken in the form of a Minerals Resource of Further assessment to be undertaken in the form of a Minerals Resource of Site does not lie within the Metropolitan Green Belt of Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge 1 Site does not lie within the Metropolitan Green Belt or Green Wedge 2 or Grade 3 Site does not comprise of any protected natural features but is within 100 designated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protec	npact on Retail Areas	5	Chelmsford City Centr	e, South Woodham Ferrers T	•			
Public Transport PROW and Cycling Connectivity Site is within 100m walking distance of one or more services Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site will or partially within an identified Minerals Safeguarding Area: further assessment to be undertaken in the form of a Minerals Resource / further assessment to be undertaken in the form of a Minerals Resource / Park or Other' Green Space Green Belt & Green Wedge Site does not lie within an area defined as Open Space, an existing/propose Park or Other' Green Space Green Belt & Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification Site does not comprise of any protected natural features Site does not comprise of any protected natural features Site does not comprise of any protected natural features Site does not comprise of any protected natural features Site does not comprise of any protected natural features Site is metaloguated protected natural feature or within 500m of an international/ designated protected natural feature or within 500m of an international/ designated protected natural feature Site is metaloguated protected natural feature Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is within 2km walking distance of all services and/or the City Centre/S Woodham Ferrers Town Centre  Community Facilities Site is metaloguated protected natural feature or within 50 or desisting/propose school/healthcare facility/place of worship/sports	oximity to the Workplace	0			loyment allo	cation		
PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  Strategic Road Access  N/A  Designated Heritage Assets  Site does not contain any designated heritage assets  Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Site is wholly or partially within an identified Minerals Safeguarding Area further assessment to be undertaken in the form of a Minerals Resource of Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space  Green Belt & Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  Osite is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100 designated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesigna	· · · · · · · · · · · · · · · · · · ·							
Vehicle Access   5			Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Strategic Road Access								
Designated Heritage Assets   5   Site does not contain any designated heritage assets								
Non-Designated Heritage Assets  Archaeological Assets  Archaeological Assets  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/propost Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  OSite does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  OSite does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  OSite does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  OSite does not comprise of any protected natural features but is within 100 designated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is within 2km walking distance of all services and/or the City Centre/S Woodham Ferrers Town Centre  Community Facilities  Site is within 2km walking distance of all services and/or the City Centre/S Woodham Ferrers Town Centre  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. Access both vehicular and pedestria from School Lane and Hollow Lane. Within 100m of TPO/1986/025.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  N/A  Allocation			Site does not contain	any designated heritage asse	ts			
Archaeological Assets  Minerals & Waste Constraints  Zisite is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Zisite is wholly or partially within an identified Minerals Safeguarding Area further assessment to be undertaken in the form of a Minerals Resource / further assessment to be undertaken in the form of a Minerals Resource / Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  Osite is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3  Protected Natural Features  Site does not comprise of any protected natural features but is within 100 designated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of		ets 5	Site does not contain	any non-designated heritage	assets			
Minerals & Waste Constraints  Defined Open Space  Defined Open Space  Site does not lie within an identified Minerals Safeguarding Area further assessment to be undertaken in the form of a Minerals Resource A Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  OSite is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  OSite is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100 designated protected natural feature or within 500m of an international/indesignated protected natural feature or within 500m of an international/indesignated protected natural feature  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Reighbouring Constraints  Site has no neighbouring constraints  Proximity to Key Services  Site is within 2km walking distance of all services and/or the City Centre/S Woodham Ferrers Town Centre  Community Facilities  Development would put additional strain on but not result in the loss of or existing/proposed school/healthcare facility/place of worship/sports, leist recreation facility  Adjacent to Urban Area. In range of bus stops. Access both vehicular and pedestria from School Lane and Hollow Lane. Within 100m of TPO/1986/025.  Availability Criteria:  Availability Rating: Green  Land Ownership  Land Condition  Sylva Adjacent to Urban Area and Readility Rating: Green  Land Condition  Sylva Adjacent to Urban Area and Readility Rating: Green  Allocation  N/A			Site is not thought to	contain any assets of archaed	ological intere	est		
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Land Classification  O Site is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100 designated protected natural feature or within 500m of an international/indesignated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/S Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of o existing/proposed school/healthcare facility/place of worship/sports, leist recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. Access both vehicular and pedestriate from School Lane and Hollow Lane. Within 100m of TPO/1986/025.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability								
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Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of of existing/proposed school/healthcare facility/place of worship/sports, leist recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. Access both vehicular and pedestriate from School Lane and Hollow Lane. Within 100m of TPO/1986/025.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability	eighbouring Constraints	5						
existing/proposed school/healthcare facility/place of worship/sports, leist recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. Access both vehicular and pedestriate from School Lane and Hollow Lane. Within 100m of TPO/1986/025.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability	oximity to Key Services	3			nd/or the Cit	y Centre/South		
from School Lane and Hollow Lane. Within 100m of TPO/1986/025.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  from School Lane and Hollow Lane. Within 100m of TPO/1986/025.  Availability Rating:  Green  Availability Rating:  Vacant land & buildings  Site does not face any known legal issues  N/A  Allocation	ommunity Facilities		existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or		
Land Ownership     5     Held by developer/willing owner/public sector       Land Condition     5     Vacant land & buildings       Legal Constraints     5     Site does not face any known legal issues       Planning Permission or Allocation     N/A       Comments on Availability     N/A	omments on Suitability					d pedestrian available		
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or N/A  Allocation Comments on Availability	vailability Criteria:				lating:	Green		
Legal Constraints     5     Site does not face any known legal issues       Planning Permission or Allocation     N/A       Comments on Availability     Site does not face any known legal issues	and Ownership		Held by developer/wil	ling owner/public sector				
Planning Permission or N/A Allocation Comments on Availability	and Condition		`					
Allocation  Comments on Availability	egal Constraints	5	Site does not face any	known legal issues				
		N/A						
Achievability Criteria: Achievability Rating: Yellov	omments on Availability							
, and the state of	chievability Criteria:			Achievability	Rating:	Yellow		
Viability 5 Development is likely viable	ability	5	Development is likely			•		
Timescale for Deliverability 4 Over 5 years	•	4	Over 5 years					
Comments on Achievability								

Site Address:   Land South of St Annes, Priory Road, Bicknacre   Total Score:   111	SHELAA Reference:	CFS15	8	RAG Rating:	Gree	en	3	0 May 2023			
Developable Site Area (ha):	Site Address:	Land S	South of	St Annes, Priory Road	d, Bickn	acre					
Potential Yield: 113   Typology: 2   Typology: 2   Typology: 2   Typology: 3   Typology: 4   Typology: 3   Typology: 4   Typology: 4   Typology: 4   Typology: 4   Typology: 5   Typology: 5   Typology: 5   Typology: 6   Typol	Parish:	Bickna	acre		Total	Score:	111				
Proposed Use: Residential Typology: 2 Comments on the size of site:  Suitability Criteria: Suitability Criteri	Developable Site Area	6.58			Reaso	n for					
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Green	(ha):				discou	inted areas:					
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Green	Potential Yield:	113			Typol	ogy:	2				
Suitability Criteria:    Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential		Comm	ents on the size					
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation					of site	:					
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	ating:	Green			
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 2km walking distance of an employment allocation  Public Transport  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  0 Site is not connected to either an existing PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  6 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features food frade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 500m of any international/national designated protected natural features food may need the proper of the p	Proximity to Employment A	reas	5	·							
Proximity to the Workplace   S itse is within 2km walking distance of an employment allocation Public Transport   5 Site is within 2km walking distance of one or more services PROW and Cycling Connectivity   0 Site is not connected to either an existing PROW or cycle network Vehicle Access   5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access   N/A   Designated Heritage Assets   5 Site does not contain any designated heritage assets Non-Designated Heritage Assets   5 Site does not contain any non-designated heritage assets Archaeological Assets   5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints   5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints   5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area    Defined Open Space   5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space    Green Belt & Green Wedge   5 Site does not lie within the Metropolitan Green Belt or Green Wedge    Land Classification   0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 3 Grade 2 or Grade 3    Protected Natural Features   5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features in the loss of on an excess of 500m of any international features and in excess of 500m of any international designated protected natural features in the loss of on an excess of 500m of any international designated protected natural features in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility woodham Ferrers Town Centre    Comments on Suitability   Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:   Availability Rating:   Green	Impact on Retail Areas 5			· ·			•				
Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation  Public Transport 5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network  Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets 5 Site os not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3  Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site is no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Sui				•		Woodham Ferrers T	own Centre	or any designated			
Public Transport  PROW and Cycling Connectivity  O Site is not connected to either an existing PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1  Neighbouring Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground South and South Agent Age											
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Minerals & Waste Constraints  Defined Open Space  Site does not lie within a minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  OSite is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Condition Constraints  Ground treatment is not expected to be required  Neighbouring Constraints  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:  Land Ownership  Land Condition  Site does not face any known legal issues  Planning Permission or  Allocation  Allocation											
Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 3 Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features 5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 12km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation	Ü										
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A	Minerals & Waste Constrain	5	9 9								
Green Belt & Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features Flood Risk Constraints Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features of 50 Rice is in excess of 500m from a designated AQMA  Ground Condition Constraints Formula Condition Constraints Site is in excess of 500m from a designated AQMA  Ground Condition Constraints Site is in excess of 500m from a designated AQMA  Ground Condition Constraints Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:  Availability Rating: Green  Land Ownership SHeld by developer/willing owner/public sector  Land Condition Site does not face any known legal issues  Planning Permission or Allocation  N/A	Defined Open Space 5			Site does not lie within	n an area		ace, an exist	ing/proposed Country			
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  Froximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation	Green Belt & Green Wedge 5				-	tropolitan Green Be	lt or Green W	Vedge			
Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation				Site is predominantly							
Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation	Protected Natural Features		5								
Size   Size	Flood Risk Constraints		5								
Neighbouring Constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation	Air Quality Management Ar	reas	5	·							
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  N/A	Ground Condition Constrain	nts	5								
Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  N/A	Neighbouring Constraints		5	Site has no neighbouri	ing const	raints					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Allocation	Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South							
Availability Criteria:  Land Ownership  Land Condition  S  Vacant land & buildings  Legal Constraints  Planning Permission or Allocation  Availability Rating:  Green  Availability Rating:  S  Held by developer/willing owner/public sector  Vacant land & buildings  Site does not face any known legal issues  N/A	Community Facilities		3	existing/proposed sch							
Land Ownership     5     Held by developer/willing owner/public sector       Land Condition     5     Vacant land & buildings       Legal Constraints     5     Site does not face any known legal issues       Planning Permission or Allocation     N/A	Comments on Suitability		Adjace	nt to DSB. In range of bເ	ıs stops.	Northern boundary	of site abuts	Priory Road.			
Land Ownership     5     Held by developer/willing owner/public sector       Land Condition     5     Vacant land & buildings       Legal Constraints     5     Site does not face any known legal issues       Planning Permission or Allocation     N/A	Availability Criteria:					Availability R	Rating:	Green			
Land Condition     5     Vacant land & buildings       Legal Constraints     5     Site does not face any known legal issues       Planning Permission or Allocation     N/A			5	Held by developer/wil	lling own	•		1			
Legal Constraints 5 Site does not face any known legal issues  Planning Permission or N/A  Allocation			5 Vacant land & buildings								
Planning Permission or N/A Allocation	Legal Constraints					egal issues					
Allocation				•							
	_										
Comments on Availability	Comments on Availability										
Achievability Criteria: Achievability Rating: Green	<b>Achievability Criteria:</b>					Achievability	Rating:	Green			
Viability 5 Development is likely viable	•		5	Development is likely	viable	•		•			
Timescale for Deliverability 5 Up to 5 years				Up to 5 years							
Comments on Achievability				•							

SHELAA Reference:	CFS15	9	RAG Rating:	Amber	30	0 May 2023		
Site Address:	Field S	outh of	Jubilee Rise, Danbury	, Chelmsford				
Parish:	Danbu		,	Total Score:	103			
Developable Site Area	1.7			Reason for				
(ha):				discounted areas:				
Potential Yield:	38			Typology:	3			
Proposed Use:	Reside	ntial		Comments on the size				
·				of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within					
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace 5			_	king distance of an employm	ent allocation	า		
Public Transport		0	Site is in excess of 400	m walking distance from all s	services			
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5		g vehicle access into/adjacen				
Strategic Road Access		N/A		-				
Designated Heritage Assets	<u> </u>	5	Site does not contain a	any designated heritage asse	ts			
Non-Designated Heritage Assets 3			Site is adjacent to one	or more non-designated her	ritage assets			
Archaeological Assets 5			Site is not thought to o	contain any assets of archaed	ological intere	est		
Minerals & Waste Constraints 5			Less than 5ha of a site	is within a Minerals Safegua	rding Area. S	ite is not within a		
				Minerals or Waste Consultation Area				
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge 5				n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification 3			Site is predominantly	Greenfield and primarily with	nin the agricu	Itural land		
				4, Grade 5, non-agricultural				
	Protected Natural Features 0			comprises of one or more p	rotected nati	ural features		
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A		3	Site is within 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		5	Site is within 800m walking distance of all services and/or the City Centre/South					
Community Facilities		3	Woodham Ferrers Town Centre     Development would put additional strain on but not result in the loss of on an					
Community racinties		3	existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
			recreation facility					
Comments on Suitability				stern boundary abuts Jubilee				
				nt to a Protected Lane. 3 tree				
			ow (LOWS) and Hitchcock on (SSSI) opposite site.	ss Meadow (Essex Wildlife Na	ature Keserve	e) borders site, Danbury		
Availability Criteria:		Commi	on (3331) opposite site.	Availability R	Rating:	Yellow		
Land Ownership		3	Promoter has an ontion	on to purchase site or collabo				
Land Condition		5	Vacant land & building					
Legal Constraints		3	Site may possibly face					
Planning Permission or		N/A	, pood, race	-0				
Allocation								
Comments on Availability	Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.							
Achievability Criteria:			·	Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS16	2	RAG Rating:	Amb	er	3	0 May 2023	
Site Address:	Land A	djacent	to Sandpit Cottage, I	Holybrea	d Lane, Little Bad	ldow, Cheln	nsford	
Parish:		addow		Total S		97		
Developable Site Area	1.4			Reasor	n for			
(ha):				discou	nted areas:			
Potential Yield:	31			Typolo	gy:	4		
Proposed Use:	Reside	ntial		Comm	ents on the size			
				of site:				
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centr		Voodham Ferrers T	own Centre	or any designated	
Dravimity to the Westerland			Neighbourhood Centr Site is in excess of 2kn		distance of an omn	lovmont allo	cation	
Proximity to the Workplace	:	0					Cation	
Public Transport	ivity	5 0	Site is not connected t				nrk	
							лк	
Vehicle Access		N/A	A TOUTE EXISTS ELIGIBILITY	5 VEHILLE C	iccess into/aujacen	t to the site		
Strategic Road Access			Site does not contain	any dociar	nated heritage acco	tc		
Designated Heritage Assets Non-Designated Heritage A		5	Site does not contain a Site does not contain a					
Archaeological Assets	5	Site is not thought to	•			oct		
Minerals & Waste Constrain	5	_		•				
Willierais & Waste Constrain	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area							
Defined Open Space 5						ace, an exist	ing/proposed Country	
· ·	Park or 'Other' Green Space							
Green Belt & Green Wedge	& Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge							
Land Classification		3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use						
Protected Natural Features		0	Site partially or wholly	y comprise	es of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a	designated AQMA			
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is e	expected t	o be required on pa	art of the site	2	
<b>Neighbouring Constraints</b>		5	Site has no neighbour	ing constr	aints			
Proximity to Key Services		0	Site is in excess of 2kn Centre/South Woodha	_		more service	s and the City	
Community Facilities		3	Development would p	out additio	nal strain on but no	ot result in th	ne loss of on an	
			existing/proposed sch	iool/healtl	ncare facility/place	of worship/s	ports, leisure, or	
0 1 0 1 1 1111		۰ ۱۰ -	recreation facility		02ha mastarata	de TDO /222	OC /070 and by oder	
Comments on Suitability			nt to DSB. In range of bu red Wood (LoWS). SOPC		.uzna protected un	ider 190/200	J6/U78 and borders	
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	lling owne	r/public sector			
Land Condition		5	Vacant land & buildings					
Legal Constraints		3	Site may possibly face	legal issu	es			
Planning Permission or		Permi	ssion 22/00945/FUL g	granted. I	Forecasted 24/25			
Allocation								
Comments on Availability								
<b>Achievability Criteria:</b>					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS16	3	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Land N	lorth sid	de of Ladywell Lane, S	Sandon, Chelmsford				
Parish:	Sando	n		Total Score:	106			
Developable Site Area	0.2			Reason for				
(ha):				discounted areas:				
Potential Yield:	6			Typology:	18			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:			Suitability Rating: Green					
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5		t result in the loss of establis	•			
			•	e, South Woodham Ferrers T	own Centre	or any designated		
Dravimity to the Workplace			Neighbourhood Centr	es king distance of an employm	ont allocation	<u> </u>		
Proximity to the Workplace	!	5		alking distance of one or mor				
Public Transport	is either e	5		alking distance to either a PR		notwork		
PROW and Cycling Connect Vehicle Access	ivity	5				HELWOIK		
		N/A	A route exists enabling vehicle access into/adjacent to the site					
Strategic Road Access  Designated Heritage Assets		5	Site dees not contain	any designated heritage asse	ıtc.			
· ·		5		any non-designated heritage				
Non-Designated Heritage A Archaeological Assets	ssets	5		contain any assets of archaed		oct		
Minerals & Waste Constrain	atc	5	· ·	is within a Minerals Safegua				
Willierais & Waste Collstiali	11.5	3	Minerals or Waste Co	•	iruing Area. S	ite is not within a		
Defined Open Space	Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Co					ing/proposed Country		
			Park or 'Other' Green Space					
Green Belt & Green Wedge		5 Site does not lie within the Metropolitan Green Belt or Green Wedge						
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features		0		comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts	5		ot expected to be required				
Neighbouring Constraints		5	Site has no neighbour	=				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tox	king distance of all services a wn Centre	nd/or the Cit	ry Centre/South		
Community Facilities		5		ot result in the loss of nor pu				
				ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		Outside	recreation facility	stops. 0.027ha protected ur	nder TPO/201	15/001		
•		Outsia	e or bob. In range or bas	Availability F		Yellow		
Availability Criteria:  Land Ownership		0	Known to be in particu	ularly complex/multiple own		I CIIOW		
Land Ownership Land Condition		5	Vacant land & building		стэпір			
		3						
Legal Constraints		N/A	Site may possibly lace	ichai issues				
Planning Permission or Allocation		IN/A						
Comments on Availability		-	e ownership. No eviden promoters control.	ce of all landowner/s suppor	t with submi	ssion. Entire site not		
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years	-				
Comments on Achievability			1					
33.7111cmc 377 Acmic vability								

SHELAA Reference:	CFS165	RAG Rating:	Amber	3	0 May 2023			
Site Address:	Land know	n as North West Quadra	ant, West of Avon Road, C	helmsford				
Parish:	Writtle		Total Score:	89				
Developable Site Area	68.34		Reason for					
(ha):			discounted areas:					
Potential Yield:	1072		Typology:	26				
Proposed Use:	Mixed Use		Comments on the size	Size of site is potentially suitable				
			of site:	for all employment use				
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employme					
Impact on Retail Areas	5	Development does no	Development does not result in the loss of established shops and services within					
		Chelmsford City Cent Neighbourhood Cent	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
Proximity to the Workplace	<u> </u>	Site is within 2km wa	lking distance of an employm	ent allocatio	n			
Public Transport	0	Site is in excess of 40	Om walking distance from all	services				
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork			
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacen	t to the site				
Strategic Road Access	0		ess to nor is adjacent to the s	trategic road	l network, primary road			
Designated Heritage Assets			ed trunk road or a B-road any designated heritage asse	ıtc.				
Designated Heritage Assets			, , , , , , , , , , , , , , , , , , , ,					
Non-Designated Heritage A			any non-designated heritage		act			
Archaeological Assets Minerals & Waste Constrai	nts 5		Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
winerais & waste Constrai	nts 5	Minerals or Waste Co		iruing Area. S	site is not within a			
Defined Open Space	3		in an area defined as Open Sp	pace, an exis	ting/proposed Country			
Green Belt & Green Wedge	. 5		in the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification	0		Greenfield and primarily with	nin the land	classification/s: Grade 1,			
Duete steel Netural Feetures	. 0	Grade 2 or Grade 3	v comprises of ano or more n	rotoctod nat	ural foatures			
Protected Natural Features	2	Site partially or wholly comprises of one or more protected natural features  Up to 25% of the site area is within Flood Zone 3						
Flood Risk Constraints		Site is in excess of 500m from a designated AQMA						
Air Quality Management A Ground Condition Constrai		Ground treatment is expected to be required on part of the site						
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation						
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South						
Troximity to key services		Woodham Ferrers Town Centre						
Community Facilities	3		put additional strain on but no hool/healthcare facility/place					
Comments on Suitability	Adja		ent vehicle access via farm tra	ck to the nor	th of junction of Roxwell			
·		•	er Green Space. 0.591ha prote SOPC000801. immeditely to the		acent the site.			
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/w	illing owner/public sector					
Land Condition	5	Vacant land & buildin	ngs					
Legal Constraints	5	Site does not face an	y known legal issues					
Planning Permission or Allocation	N/A							
Comments on Availability	Site	currently in use for other	purposes.					
Achievability Criteria:			Achievability	Rating:	Green			
Viability	5	Development is likely	-		3.00			
Timescale for Deliverability		Up to 5 years	· <del>-</del>					
THE SCALE FOR DELIVERABILITY	,							

SHELAA Reference:	CFS16	6	RAG Rating:	Red		3	0 May 2023	
Site Address:	Land V	Vest of	Hanbury Road, Chelm	sford		-		
Parish:	Chelm	sford		Total	Score:	77		
Developable Site Area	4.07			Reasc	n for			
(ha):				disco	ınted areas:			
Potential Yield:	0			Typol	ogy:	32+33+34		
Proposed Use:	Emplo	yment		Comn	nents on the size	Size of site is potentially suit		
				of site	<b>::</b>	for all em	ployment use	
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	reas	N/A						
Impact on Retail Areas		N/A						
Proximity to the Workplace N/A								
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either	an existing PROW or	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		0			•	trategic road	network, primary road	
network, a safeguarded trunk road or a  Designated Heritage Assets  5 Site does not contain any designated her						+-		
Designated Heritage Assets	Site does not contain a							
Non-Designated Heritage Assets 5  Archaeological Assets 5					<u> </u>		oot .	
Archaeological Assets	5	Site is not thought to						
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space 5			Site does not lie within an area defined as Open Space, an existing/proposed Country					
Semica Open Space			Park or 'Other' Green	Space				
Green Belt & Green Wedge	n Belt & Green Wedge 0			e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,	
Protected Natural Features		5			m of any locally designated protected natural features and in international/national designated protected natural features			
Flood Risk Constraints		1	25%-50% of the site area is within Flood Zone 3					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would n existing/proposed sch recreation facility		•			
Comments on Suitability			nt to Urban Area. Adjace to the site is via Hanbur		idford Industrial Esta	ite. In range	of bus stops. Vehicular	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own			1	
Land Condition		3	Low intensity land uses					
Legal Constraints		5	5 Site does not face any known legal issues					
Planning Permission or Allocation		N/A						
Comments on Availability		Site oc	cupied by other uses.					
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	121121211111			
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		,	1 . ,					
TI THE TANK OF THE		<u> </u>						

SHELAA Reference:	CFS168		RAG Rating:	Green	3	0 May 2023		
Site Address:	Hills Yard	, Bea	chs Drive, Chelmsford	d, CM1 2NJ				
Parish:	Chelmsfo	rd		Total Score:	106			
Developable Site Area	0.855			Reason for	Sewage P	umping Station		
(ha):				discounted areas:	(0.035ha)			
Potential Yield:	55			Typology:	15			
Proposed Use:	Residenti	al		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Green		
Proximity to Employment A	reas 5		Site is outside of any e	xisting/proposed employme	nt allocation			
Impact on Retail Areas	5		Development does no	t result in the loss of establis	hed shops ar	nd services within		
·			•	e, South Woodham Ferrers	Town Centre	or any designated		
			Neighbourhood Centre					
Proximity to the Workplace				king distance of an employm		n		
Public Transport	5			Ilking distance of one or mor				
PROW and Cycling Connect				alking distance to either a PR		network		
Vehicle Access	5		A route exists enabling	g vehicle access into/adjacer	it to the site			
Strategic Road Access N/A								
Designated Heritage Assets 5				any designated heritage asse				
Non-Designated Heritage Assets 5				any non-designated heritage				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space 5			Site does not lie within Park or 'Other' Green	ո an area defined as Open Տր Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification 5			Site is predominantly	Previously Developed Land				
Protected Natural Features	5		Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features					
Flood Risk Constraints	0		Over 50% of the site area is within Flood Zone 3					
Air Quality Management Ar	eas 5		Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 3		Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0		Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	3		Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	ty Centre/South		
Community Facilities	3		existing/proposed sch recreation facility	ut additional strain on but n ool/healthcare facility/place	of worship/s			
Comments on Suitability	W	/ithin	Urban Area. In range of	bus stops. Category 2 site 9	33.			
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership	5		Held by developer/wil	ling owner/public sector				
Land Condition	2		Established multiple u	ses				
Legal Constraints	5		Site does not face any	known legal issues				
Planning Permission or			L16/FUL received, yet	t to be determined				
Allocation		-	.,					
Comments on Availability	Si	ite occ	cupied by other uses.					
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability	5		Development is likely					
Timescale for Deliverability	5		Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS172	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land South	East Of Southlands Cot	tages, Runwell Road, Run	well, Wickfo	ord, Essex		
Parish:	Rettendon		Total Score:	98			
Developable Site Area	28.73		Reason for	Electricity	line (0.01ha)		
(ha):			discounted areas:				
Potential Yield:	352		Typology:	27			
Proposed Use:	Mixed Use		Comments on the size	Size of site	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
		Neighbourhood Centr					
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocation	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	5	Site has direct access	to or is adjacent to the strate	egic road netv	work		
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constrain	nts 2		Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0		y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 3	Ground treatment is e	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	0	Site has neighbouring	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3		out additional strain on but n				
		o., .	nool/healthcare facility/place	of worship/s	ports, leisure, or		
		recreation facility			(4422) 0.5041		
Comments on Suitability			s stops. Vehicular access off F '8.Category 4 SOPC000015 to				
Availability Criteria:			Availability F		Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	<u> </u>				
Planning Permission or							
Allocation	.,,,,	· 					
Comments on Availability							
<b>Achievability Criteria:</b>			Achievability	/ Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	CFS17	3	RAG Rating:	Amber	30 May 2023			
Site Address:	Land A	djacent	Danbury Mission Eva	angelical Church, Maldon	Road, Danb	ury, Chelmsford, Essex		
Parish:	Danbu	ry		Total Score:	93			
Developable Site Area	0.45			Reason for				
(ha):				discounted areas:				
Potential Yield:	15			Typology:	30			
Proposed Use:	Reside	ntial - C	Older persons	Comments on the size				
			•	of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5		t result in the loss of establis				
			Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers 1 es	own Centre	or any designated		
Proximity to the Workplace	<b>;</b>	5	Site is within 2km wall	king distance of an employm	ent allocation	1		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	0	Site is not connected t	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	;	0	Site contains one or m	ore designated heritage asse	ets			
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets 5				contain any assets of archaed				
Minerals & Waste Constrain	nts	5	Minerals or Waste Consultation Area					
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		5	Site is predominantly	Previously Developed Land				
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	3	Site is within 500m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	ity Centre/South		
Community Facilities		0	•	esult in the loss of an existing ip/sports, leisure, or recreat		chool/healthcare		
Comments on Suitability		Within		ps. Vehicular access via Med		evelopment. Within		
,			•	otected under TPO/2002/064		hin 100m of Bell Meadow		
		(LoWS)	and Hitchcocks Meado	w (Essex Wildlife Trust Natur		1		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	, ,	ling owner/public sector				
Land Condition		4	Established single use					
Legal Constraints		3	3 Site may possibly face legal issues					
Planning Permission or		N/A						
Allocation								
Comments on Availability		Medica users.	al Centre on sitePossible	ransom strip. Right of way o	ver the land.	Site occupied by other		
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			ı					

SHELAA Reference:	CFS17	4	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land V	Vest Of	Byfield House, Stock	Road, Stock, Ingatestone,	Essex		
Parish:	Danbu	ry		Total Score:	109		
Developable Site Area	1.68			Reason for			
(ha):				discounted areas:			
Potential Yield:	38			Typology:	3		
Proposed Use:	Reside	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme			
Impact on Retail Areas		5	Development does no	t result in the loss of establis e, South Woodham Ferrers T	hed shops ar	nd services within	
Proximity to the Workplace	,	5		king distance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network	
Vehicle Access	·	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	1	5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area				
Defined Open Space	Site does not lie within an area defined as Open Space, an existing/proposed C Park or 'Other' Green Space				ing/proposed Country		
Green Belt & Green Wedge		0	The majority of the site (90% or more) lies within the Metropolitan Green Belt of Wedge				
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	3	Ground treatment is e	expected to be required on pa	art of the site		
Neighbouring Constraints		5	Site has no neighbour	ing constraints			
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	ity Centre/South	
Community Facilities		3	·	ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability			•	stops. Vehicle Access via Sto			
		TPO/20	015/003 adjacent site bo	oundary. Category 4 site to th	ne east SOPC	000205.	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely			1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		_					

SHELAA Reference:	CFS175	5	RAG Rating:	Red		3(	0 May 2023		
Site Address:	Driving	Range	And Golf Academy, (	Crondon Par	k Golf Club, St	ock Road, S	tock, Ingatestone,		
	Essex, 0	CM4 91	OP						
Parish:	Stock			Total Scor		88			
Developable Site Area	5.81			Reason fo					
(ha):	100			discounte		2			
Proposed Use:	100 Resider	atial	Typology: 2  Comments on the size						
Proposed Use:	Resider	ILIdi		of site:	.s on the size				
Cuitability Critaria					uitability Da	tina.	Dod		
Suitability Criteria:	<b>A</b>	_	Site is outside of any e		uitability Ra		Red		
Proximity to Employment	Areas	5	Development does no				nd corvices within		
Impact on Retail Areas		5	Chelmsford City Centr			•			
			Neighbourhood Centr	es					
Proximity to the Workplace	e	5	Site is within 2km wal				1		
Public Transport		0	Site is in excess of 400						
PROW and Cycling Connec	tivity	0	Site is not connected			-	rk		
Vehicle Access	5 A route exists enabling vehicle access into/adjacent to the site								
Strategic Road Access		N/A							
Designated Heritage Assets				Site does not contain any designated heritage assets					
Non-Designated Heritage A	Assets	5	Site does not contain any non-designated heritage assets  Site is not thought to contain any assets of archaeological interest						
Archaeological Assets		5							
Minerals & Waste Constrai	ints	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					ite is not within a		
Defined Open Space		0 The majority of the site (90% or more) lies within an area defined as Open Space					ed as Open Space, an		
Conser Bolt O Conser Words	_		existing/proposed Co				tan Green Belt or Green		
Green Belt & Green Wedge	<b>e</b>	0	Wedge	te (90% or mi	ore) lies within ti	ie Metropoli	tan Green Beit of Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield ar	nd primarily with	in the land c	lassification/s: Grade 1,		
Protected Natural Features	S	5	Site is in excess of 100	Om of any loca	ally designated p	rotected nat	cural features and in		
			excess of 500m of any		I/national desig	nated protec	ted natural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A		5	Site is in excess of 500						
Ground Condition Constrai	ints	5	Ground treatment is not expected to be required  Site has no neighbouring constraints						
Neighbouring Constraints Proximity to Key Services		5 0	Site is in excess of 2kr			more services	s and the City		
Froximity to key services		U	Centre/South Woodh			HOLE SELVICES	and the City		
Community Facilities		0	Development would r	esult in the lo	oss of an existing		chool/healthcare		
		0	facility/place of worsh			•	· · · ·		
Comments on Suitability		Outsid	e of DSB. Vehicle Access			<u>' '</u>	, , , , , , , , , , , , , , , , , , ,		
Availability Criteria:					vailability R	ating:	Green		
Land Ownership		5	Held by developer/wi		ublic sector				
Land Condition		3	Low intensity land use						
Legal Constraints		5	Site does not face any	/ known legal	issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site oc	cupied by other uses.						
Achievability Criteria:				А	chievability	Rating:	Green		
Viability		5	Development is likely						
Timescale for Deliverability	/	5	Up to 5 years						
Comments on Achievability									

SHELAA Reference: 0	CFS176		RAG Rating:	Red		30	0 May 2023
Site Address:	Crondon	Park	Golf Club Barn, Stock	Road, Stock, Ing	atestone	, Essex	
Parish:	Stock			Total Score:		76	
Developable Site Area	3.88			Reason for			
(ha):				discounted are	as:		
Potential Yield:	0			Typology:		N/A	
Proposed Use:	Commu	nity Fa	cility	Comments on	the size		
·			of site:				
Suitability Criteria:				Suitak	oility Ra	iting:	Red
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/proposed e	employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South Woodham		•	
Proximity to the Workplace	ľ	N/A					
Public Transport	(	)	Site is in excess of 400	m walking distance	e from all s	services	
PROW and Cycling Connecti	ivity (	)	Site is not connected t	o either an existing	g PROW or	cycle netwo	rk
Vehicle Access	5	5	A route exists enabling	yehicle access int	o/adjacen	t to the site	
Strategic Road Access	1	V/A					
Designated Heritage Assets 0 Site contains one or more designated heritage				ritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated	d heritage	assets	
Archaeological Assets	5	5	Site is not thought to	contain any assets	of archaeo	ological intere	est
Minerals & Waste Constrain	nts 5	5	Less than 5ha of a site Minerals or Waste Co	nsultation Area			
Defined Open Space	(	)	The majority of the sit existing/proposed Cou				ed as Open Space, an
Green Belt & Green Wedge	(	)	The majority of the sit Wedge	e (90% or more) lie	es within th	he Metropoli	tan Green Belt or Green
Land Classification	(	)	Site is predominantly Grade 2 or Grade 3	Greenfield and prin	narily with	in the land c	lassification/s: Grade 1,
Protected Natural Features	Į.	5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints	E,	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 5	5	Ground treatment is n	ot expected to be	required		
Neighbouring Constraints	ľ	N/A					
Proximity to Key Services	1	N/A					
Community Facilities	-	5	Development would n				
			existing/proposed sch	ool/healthcare faci	lity/place	of worship/s	ports, leisure, or
Comments on College Hills		)tsid	recreation facility	via Crandan Dark I	ana Crad	a 2 listed bui	Iding within site. Outdoor
Comments on Suitability			(Private).	via Crondon Park L	ane. Grau	e z listeu bui	lding within site. Outdoor
Availability Criteria:				Availa	bility R	ating:	Green
Land Ownership	Ţ.	5	Held by developer/wil	ling owner/public s	sector		
Land Condition	3	3	Low intensity land use	s			
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or Allocation	1	N/A	/A				
Comments on Availability	9	Site occ	cupied by other uses.				
Achievability Criteria:				Achie	vability	Rating:	Yellow
Viability	3	3	Development is margi	nal			
Timescale for Deliverability	5	5	Up to 5 years				
Comments on Achievability	1	No evid	lence of viability provide	ed			

SHELAA Reference:	CFS177	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land South A	and North West Of Lyn	fords Drive, Runwell, Wicl	kford, Essex	(		
Parish:	Runwell		Total Score:	93			
Developable Site Area	1.702		Reason for	Gas pipe	and Buffer (0.098ha)		
(ha):			discounted areas:				
Potential Yield:	38		Typology:	3			
Proposed Use:	Residential		Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme				
Impact on Retail Areas	5		ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	0	Site is in excess of 400	m walking distance from all s	services			
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW or	r cycle netwo	ork		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constraints  5 Less than 5ha of a site is within a Mineral Minerals or Waste Consultation Area				rding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	Green Wedge 0 The majority of the site (			he Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		n walking distance of one or I am Ferrers Town Centre	more service	s and the City		
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no nool/healthcare facility/place	of worship/s			
Comments on Suitability	Outsi	de of DSB. TPO/2006/072	2 on site boundary. SOPC0008	353.			
Availability Criteria:			Availability R	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	4	Established single use	!				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A	<u>'</u>					
Comments on Availability	Site o	ccupied by other uses.					
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
John Denver ability	J	<u> </u>					

SHELAA Reference:	CFS17	8	RAG Rating:	Amber	30	0 May 2023	
Site Address:	Greena	acres, D	omsey Lane, Little W	altham, Chelmsford, Esse	x, CM3 3PS		
Parish:		Valthan		Total Score:	96		
Developable Site Area	2.48			Reason for			
(ha):				discounted areas:			
Potential Yield:	49		Typology: 3				
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme		1	
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within	
,			Chelmsford City Centr	e, South Woodham Ferrers 1	Town Centre	or any designated	
			Neighbourhood Centre				
Proximity to the Workplace	•	5		king distance of an employm		1	
Public Transport		0		m walking distance from all			
PROW and Cycling Connect	ivity	0		o either an existing PROW o		ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	it to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage A	ssets	5		any non-designated heritage			
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts	0		lly within an identified Mine			
				ere safeguarded infrastructu	•		
Defined Orace Cores			•	ld not have ceased prior to the			
Defined Open Space		5	Park or 'Other' Green	n an area defined as Open Sp Space	dice, an existi	ing/proposed Country	
Green Belt & Green Wedge		5		n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification		0		Greenfield and primarily with			
Laria classification		Ü	Grade 2 or Grade 3	,,			
Protected Natural Features		5	Site is in excess of 100	m of any locally designated p	protected nat	tural features and in	
				international/national desig	nated protec	ted natural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	· ·			
Proximity to Key Services		0		n walking distance of one or	more services	s and the City	
Community Escilities		3		am Ferrers Town Centre ut additional strain on but n	nt result in th	ne loss of on an	
Community Facilities		3	·	ool/healthcare facility/place			
			recreation facility	,		, , , , ,	
Comments on Suitability		Within	Urban Area.				
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector	0		
Land Condition		3	Low intensity land use				
Legal Constraints		5	Site does not face any				
Planning Permission or		Small section already allocation in the Local Plan, forming part of SGS6. See					
Allocation		22/00001/MAS					
Comments on Availability			rrently in use for other p	ourpose.			
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability		5	Development is likely	•			
Timescale for Deliverability		5	Up to 5 years	<del>-</del>			
Comments on Achievability							
Comments on Achievability							

SHELAA Reference:			RAG Rating:	Red			0 May 2023
Site Address:	Land S	outh O	f Hunters Moon, Whit	tes Hill, Sto	ck, Ingatestone	e, Essex	
Parish:	Stock			Total Sco		106	
Developable Site Area	0.3			Reason f	or		
(ha):				discount	ed areas:		
Potential Yield:	9			Typology	<b>/</b> :	17	
Proposed Use:	Reside	ntial		Commer	nts on the size		
				of site:			
Suitability Criteria:				9	Suitability Ra	ting:	Red
Proximity to Employment A	reas	5	Site is outside of any e	existing/pro	posed employme	nt allocation	
Impact on Retail Areas		5	Development does no	t result in th	ne loss of establis	hed shops an	d services within
			Chelmsford City Centr Neighbourhood Centre	es			
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king distanc	e of an employm	ent allocatior	1
Public Transport		0	Site is in excess of 400	m walking o	distance from all s	services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distar	ce to either a PR	OW or cycle r	network
Vehicle Access		5	A route exists enabling	g vehicle ac	cess into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		3	Site is adjacent to one				
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-des	ignated heritage	assets	
Archaeological Assets		5	Site is not thought to	contain any	assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co		•	rding Area. S	ite is not within a
Defined Open Space		5	Site does not lie within Park or 'Other' Green		fined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge	een Belt & Green Wedge 0 The majority of the site (90% or Wedge			te (90% or m	nore) lies within t	he Metropoli	tan Green Belt or Green
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield a	and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	not expected	to be required		
Neighbouring Constraints		5	Site has no neighbouri	ing constrai	nts		
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov		e of all services a	nd/or the Cit	y Centre/South
Community Facilities		5	Development would n existing/proposed sch recreation facility		•		
Comments on Suitability		Outsid	e of DSB. Access off of N	ladles Lane	Adjacent to Grad	de 2 listed bu	ilding.
Availability Criteria:					Availability R	lating:	Green
Land Ownership		5	Held by developer/wil				L
Land Condition		5	Vacant land & building				
Legal Constraints		5					
Planning Permission or Allocation		N/A	·				
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely				I
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	1 * *				
55 Son Acinevability							

SHELAA Reference:	CFS180	RAG Rating:	Red	3	0 May 2023			
Site Address:	Land Adjac	ent to Newells, Slades L	ane, Galleywood, Chelmst	ord, Essex				
Parish:	Galleywoo	d	Total Score:	106				
Developable Site Area	0.36		Reason for					
(ha):			discounted areas:					
Potential Yield:	11		Typology:	17				
Proposed Use:	Residentia	al Comments on the size						
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Red			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	•			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within			
·		Neighbourhood Centr						
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocation	n			
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork			
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site				
Strategic Road Access	N/	A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological intere	est			
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua Insultation Area	ording Area. S	ite is not within a			
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies within t	he Metropoli	itan Green Belt or Green			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	reas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is a	not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ring constraints					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	lking distance of all services a wn Centre	nd/or the Cit	y Centre/South			
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place					
Comments on Suitability	Ou	tside of DSB. In range of bu	s stops. Via Slades Lane.					
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any known legal issues						
Planning Permission or		/00205/OUT received, yet to be determined						
Allocation								
Comments on Availability								
Achievability Criteria:			Achievability	/ Rating:	Green			
Viability	5	Development is likely		0.	ı			
Timescale for Deliverability		Up to 5 years						
Comments on Achievability		, , , , , , , , , , , , , , , , , , , ,						

SHELAA Reference:	CFS181	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Land North	and South of Brick Barr	ns Farm				
Parish:	Broomfield		Total Score:	92			
Developable Site Area	156.508		Reason for	Gas pipe	and Buffer (0.292ha)		
(ha):			discounted areas:		, ,		
Potential Yield:	2191		Typology:	23			
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable		
·			of site:		ployment use		
Suitability Criteria:			Suitability Ra	ting:	Yellow		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme				
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers T res	own Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	2	Site has direct access	to or is adjacent to a safegua	rded trunk ro	oad or B-road		
Designated Heritage Assets	0	Site contains one or n	nore designated heritage asse	ets			
Non-Designated Heritage A	ssets 3	Site is adjacent to one	or more non-designated her	itage assets			
Archaeological Assets	0	Site is thought to con-	tain one or more assets of arc	chaeological	interest		
Minerals & Waste Constrain	nts 2		Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment				
Defined Open Space	5		n an area defined as Open Sp				
Defined Open Space	3	Park or 'Other' Green	·	ace, all exist	ing/proposed country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification							
	Grade 2 or Grade 3						
Protected Natural Features	0		y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar							
Ground Condition Constrain		Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all services a wn Centre	nd/or the Cit	ty Centre/South		
Community Facilities	3	Development would p	out additional strain on but no	ot result in th	ne loss of on an		
		o., ,	ool/healthcare facility/place	of worship/s	sports, leisure, or		
Commonto de Culturalità	۸ cl: -	recreation facility	us stops. Grade 2 listed buildi	ngc within -:	to Dartially within		
Comments on Suitability			buildings of local value. 1.06				
		•	Marys Church (LoWS). SOPCO		ou unuc 0, 2000, 000,		
Availability Criteria:		<u> </u>	Availability F		Yellow		
Land Ownership	3	Promoter has an option	on to purchase site or collabo		isting owner		
Land Condition	5	Vacant land & buildin	<u> </u>				
Legal Constraints	3	Site may possibly face	e legal issues				
Planning Permission or		Site is already allocated in the Local Plan forming part of SGS8					
Allocation							
Comments on Availability	Mult	iple ownership. Landowne	ers have not ben involved wit	h submissior	n. No evidence of		
landowner/s support with submission. Site not within promoters ownership.							
<b>Achievability Criteria:</b>			Achievability	Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability				_			

SHELAA Reference:	CFS182		RAG Rating:	Yello	w	30	0 May 2023	
Site Address:	Land No	rth ar	nd South of Brick Barn	ıs Farm, I	Mashbury Road, (	Chignal St Ja	ames, Chelmsford,	
	Essex							
Parish:	Chelmsf	ord		Total S	core:	100		
Developable Site Area	81.49			Reasor	n for			
(ha):					nted areas:			
Potential Yield:	1278			Typolo		26		
Proposed Use:	Mixed L	Jse			ents on the size		e is potentially suitable	
				of site:			ployment use	
Suitability Criteria:					Suitability Ra		Yellow	
Proximity to Employment	Areas	5	Site is outside of any e					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South V		•		
Proximity to the Workplac	:e	5	Site is within 2km wal	king distar	nce of an employme	ent allocation	n	
Public Transport		5	Site is within 400m wa	alking dist	ance of one or more	e services		
PROW and Cycling Connec	ctivity	5	Site is within 100m wa	alking dist	ance to either a PRO	OW or cycle i	network	
Vehicle Access		5	A route exists enabling	g vehicle a	ccess into/adjacen	t to the site		
Strategic Road Access 0			Site has no direct acce network, a safeguarde		•	trategic road	network, primary road	
Designated Heritage Asset	:S	3	Site is adjacent to one					
Non-Designated Heritage Assets			Site is adjacent to one or more non-designated heritage assets					
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest  Site is wholly or partially within an identified Minerals Safeguarding Area and requires						
Minerals & Waste Constra	Alinerals & Waste Constraints 2			,		U	ding Area and requires Resource Assessment	
Defined Open Space 5			Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedg	e	5	Site does not lie within the Metropolitan Green Belt or Green Wedge					
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield	d and primarily with	in the land c	classification/s: Grade 1,	
Protected Natural Feature	S	0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		2	Up to 25% of the site	area is wit	hin Flood Zone 3			
Air Quality Management A	Areas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constra		3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre					
Community Facilities		3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility					
Comments on Suitability		buildin	tent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to ings of local value. 19 trees on/within boundary protected under TPO/2004/045.Category 4 SOPC000587, SOPC000589, SOPC000588, SOPC000590.					
Availability Criteria:			, , , , , , , , , , , , , , , , , , , ,		Availability R		Green	
Land Ownership		5	Held by developer/wil	lling owne	<u>-</u>		<u> </u>	
Land Condition		<u> </u>	Vacant land & building					
Legal Constraints		5	Site does not face any	known le	gal issues			
Planning Permission or		N/A	<u>.                                      </u>					
Allocation								
Comments on Availability		Entire :	site not within promoter	rs control.				
Achievability Criteria	•				Achievability	Rating:	Yellow	
Viability		5	Development is likely	viable	•	-	•	
Timescale for Deliverabilit	у	4	Over 5 years					
Comments on Achievabilit	:y						<u></u>	

SHELAA Reference:	CFS183		RAG Rating:	Amber	3	0 May 2023		
Site Address:			Newlands Spring and nelmsford, Essex	South West of Broomfie	d Village, C	chignall and		
Parish:	Broomfie			Total Score:	101			
Developable Site Area	14.33			Reason for	_			
(ha):				discounted areas:				
Potential Yield:	246			Typology:	1			
Proposed Use:	Resident	ial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	nting:	Amber		
Proximity to Employment A	Areas 5	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	5	•	t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	2 0	)	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation		
Public Transport	C	)		m walking distance from all				
PROW and Cycling Connect				alking distance to either a PR		network		
Vehicle Access	5		A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets				or more designated heritage				
Non-Designated Heritage Assets 3				or more non-designated her				
Archaeological Assets				Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	further assessment to be undertaken in the form of a Mine				f a Minerals	Resource Assessment		
Defined Open Space	ed Open Space 5 Site do Park o			n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	: 5	5		n the Metropolitan Green Be		-		
Land Classification	d Classification 0			Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5	5		m of any locally designated printernational/national desig				
Flood Risk Constraints	5	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas 5	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrai</b>	nts 5	5	Ground treatment is not expected to be required					
Neighbouring Constraints	5		Site has no neighbouri					
Proximity to Key Services	5	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre					
Community Facilities	3		Development would p existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability				e access via Hollow Lane. Ad	jacent to Gra	ade 2 listed building.		
Availability Criteria:	F	-ujacel	nt to buildings of local v	Availability F	Rating:	Green		
Land Ownership	5	; 1	Held by developer/wil	ling owner/public sector	weilig.	Jiccii		
Land Condition	5		Vacant land & building					
Legal Constraints	5		Site does not face any					
Planning Permission or		N/A	one does not face any	wir iegar issues				
Allocation		<b>1</b> / A						
Comments on Availability	E	ntire s	ite not within promoter	rs control.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability	5	5	Development is likely					
Timescale for Deliverability			Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS187	RAG Rating:	Red		3	0 May 2023		
Site Address:	Land North	South East and West o	f Pontla	nds Park Hotel, We	est Hanning	field Road, Great		
	Baddow, C	helmsford						
Parish:	Great Badd	ow	Total	Score:	89			
Developable Site Area	29.365		Reaso	Reason for Gas pipe and Buffer (1.275ha)				
(ha):			disco	unted areas:				
Potential Yield:	360		Туро		27			
Proposed Use:	Mixed Use		Comments on the size Size of site is potentially suitable					
			of sit	1		ployment use		
Suitability Criteria:				Suitability Ra		Red		
Proximity to Employment A		Site is adjacent to an						
Impact on Retail Areas	5	Development does no Chelmsford City Cent	re, South		•			
		Neighbourhood Cent						
Proximity to the Workplace	5	Site is within 2km wa				n		
Public Transport	5	Site is within 400m w				naturark		
PROW and Cycling Connect		Site is within 100m w				HELWOFK		
Vehicle Access	5	A route exists enabling Site has direct access				work		
Strategic Road Access	5					WOLK		
Designated Heritage Assets	ssets 3	Site is adjacent to one Site is adjacent to one						
Non-Designated Heritage A	3					logical interest		
Archaeological Assets Minerals & Waste Constrain			Site is thought to be adjacent to one or more assets of archaeological interest  Site is wholly or partially within an identified Minerals Safeguarding Area and requires					
Willierals & Waste Constrain	11.5		•		-	Resource Assessment		
Defined Open Space	3	Site partially lies with	in an are			ing/proposed Country		
Groon Bolt & Groon Wodgo	0	Park or 'Other' Green		or more) lies within t	ha Matranali	itan Green Belt or Green		
Green Belt & Green Wedge	١٠	Wedge	16 (30%)	or more, hes within the	ne ivietropon	itali Green Belt of Green		
Land Classification	0		Greenfie	eld and primarily with	in the land o	classification/s: Grade 1,		
Protected Natural Features	0		Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3						
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA						
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is not expected to be required						
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation						
Proximity to Key Services	3		Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre					
Community Facilities	3	Development would pexisting/proposed scherceation facility						
Comments on Suitability	A11 buil	side of DSB. Adjacent to Fo 14 roundabout or West Ha dings of local value. Natura ected under TPO/2005/02	anningfie al Green	eld Road. Adjacent to Space (Limited Acces	Local Listed s). Handful o	building. Adjacent to of trees on boundary		
Availability Criteria:				Availability R	ating:	Green		
Land Ownership	5	Held by developer/wi	illing owr			1		
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any	y known	legal issues				
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Yellow		
Viability	5	Development is likely	viable	/ to nevability		1		
Timescale for Deliverability	4	Over 5 years						
Time Scale for Deliverability								

SHELAA Reference:	CFS18	8	RAG Rating:	Green	3	0 May 2023		
Site Address:	Danec	roft, W	oodhill Road, Danbur	y, Chelmsford, Essex, CM	3 4DY			
Parish:	Danbu	ıry		Total Score:	109			
Developable Site Area	0.98			Reason for				
(ha):				discounted areas:				
Potential Yield:	22			Typology:	4			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation	•		
Impact on Retail Areas		5	Development does no	t result in the loss of establi	shed shops ar	nd services within		
·			Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers es	Town Centre	or any designated		
Proximity to the Workplace	;	5	Site is within 2km wal	king distance of an employm	nent allocation	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connect	ivity	0	Site is not connected	to either an existing PROW o	or cycle netwo	ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	;	3	Site is adjacent to one	or more designated heritag	e assets			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	e assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological inter	est		
Minerals & Waste Constrain	Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is r Minerals or Waste Consultation Area					ite is not within a		
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	elt or Green W	Vedge			
Land Classification	3 Site is predominantly Greenfield and pr classification/s: Grade 4, Grade 5, non-			·	_			
Protected Natural Features		3		e of any protected natural fe				
			designated protected	natural feature or within 50	0m of an inte	rnational/national		
			designated protected natural feature					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		5		m from a designated AQMA	1			
Ground Condition Constrain	nts	5		not expected to be required				
Neighbouring Constraints		5	Site has no neighbour		1/ 1/ 20			
Proximity to Key Services		3	Site is within 2km wal Woodham Ferrers Tov	king distance of all services a	and/or the Cit	y centre/South		
Community Facilities		3		wn Centre out additional strain on but n	nt result in th	ne loss of on an		
Community Facilities		J	·	ool/healthcare facility/place				
Comments on Suitability			nt to DSB. In range of bu	us stops. Adjacent to a conse	rvation area.	Within 500m of Danbury		
Availability Critoria		comm	on (SSSI).	Availability	Pating	Groon		
Availability Criteria: Land Ownership		_	Hold by developer (	Availability I	raung.	Green		
•		5	Established single use					
Land Condition		4						
Legal Constraints		5	Site does not face any	KHOWH legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Site oc	cupied by other uses.					
Achievability Criteria:								
•		5	Development is likely		y Naulig:	GIECH		
Viability Timescale for Deliverability				vianic				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: C	CFS189		RAG Rating:	Green		3	0 May 2023
Site Address:	Land No	rth W	est of Montpelier Villa	a, Main Road, Li	ttle Walth	am, Chelm	sford, Essex
Parish:	Little W	althan	1	Total Score:		113	
Developable Site Area	0.39			Reason for			
(ha):				discounted are	eas:		
Potential Yield:	12			Typology:		17	
Proposed Use:	Residen	tial		Comments on	the size		
				of site:			
Suitability Criteria:			Suitability Rating: Green				
Proximity to Employment Areas 5			Site is outside of any e	<u> </u>	<u> </u>		
Impact on Retail Areas		5	Development does no				
			Chelmsford City Centre	-	n Ferrers To	own Centre	or any designated
Dravimity to the Workplace		5	Neighbourhood Centre Site is within 2km walk		employme	nt allocation	n
Proximity to the Workplace		<u>5</u> 5	Site is within 400m wa				11
Public Transport		0	Site is not connected t				nrk
PROW and Cycling Connective Vehicle Access	- /	<u>0</u> 5	A route exists enabling				71 N
		5 N/A	A TOUTE EVISTS ELIABILITE	, vernicle access IIII	.o, aujacetti	נט נוופ אונפ	
Strategic Road Access		N/A 5	Site does not contain a	uny designated has	ritage accet	c	
Designated Heritage Assets		5 5	Site does not contain a				
Non-Designated Heritage As		<u>5</u> 5					oct
Archaeological Assets Minerals & Waste Constrain		<u>5</u> 5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierals & Waste Constraints 5			Minerals or Waste Cor		iis Saieguai	uilig Alea. 3	ite is not within a
Defined Open Space		5	Site does not lie within		as Open Spa	ace, an exist	ing/proposed Country
· ·				Space			
Green Belt & Green Wedge		5	Site does not lie within				
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and pri	marily with	in the land c	lassification/s: Grade 1,
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	ts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		3	Site is within 2km walk Woodham Ferrers Tov	-	services ar	d/or the Cit	y Centre/South
Community Facilities		5	Development would n existing/proposed sche recreation facility		-		
Comments on Suitability		Within	DSB. In range of bus sto	ps.			
Availability Criteria:				Availa	ability R	ating:	Green
Land Ownership		5	Held by developer/wil				1
Land Condition		5	Vacant land & building	S			
Legal Constraints		5	Site does not face any	known legal issue	S		
Planning Permission or		Site is already allocated in the Local Plan forming part of SGS8. See 20/00001/MAS,					ee 20/00001/MAS,
Allocation			) 064/OUT, 21/02126/F				•
Comments on Availability							
Achievability Criteria:				Achie	vability	Rating:	Green
Viability		5	Development is likely	viable	•		•
Timescale for Deliverability		5	Up to 5 years				
Timescale for Deliverability							

SHELAA Reference:	CFS191	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land West of	129 Watchouse Road	, Galleywood			
Parish:	Galleywood		Total Score:	109		
Developable Site Area	14.52		Reason for			
(ha):			discounted areas:			
Potential Yield:	249		Typology:	1		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas	5	·	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	า	
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	tan Green Belt or Green	
Land Classification	3		Greenfield and primarily with 4, Grade 5, non-agricultural	_		
Protected Natural Features	3	·	e of any protected natural fe natural feature or within 500 natural feature		•	
Flood Risk Constraints	5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	3	Woodham Ferrers Tov				
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability	Adjace	ent to DSB. In range of bu	is stops. Adjacent to grade 2	listed buildir	g.	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wil	ling owner/public sector			
Land Condition	4	Established single use				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability	Site oc	cupied by other use.				
<b>Achievability Criteria:</b>			Achievability	Rating:	Green	
Viability	5	Development is likely		-		
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		•				

SHELAA Reference:	CFS19	2	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land o	n the w	est side of North Hill,	Little Baddow, Chelmsfo	rd			
Parish:	Little B	addow		Total Score:	113			
Developable Site Area	0.72			Reason for	Sewage P	umping Station		
(ha):				discounted areas:	(0.05ha)			
Potential Yield:	14			Typology:	5			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	Proximity to Employment Areas 5			existing/proposed employme				
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within					
				e, South Woodham Ferrers T	own Centre	or any designated		
Dravimity to the Werkplace		_	Neighbourhood Centr	es king distance of an employm	ont allocation	2		
Proximity to the Workplace	:	5		alking distance of one or mor		II		
Public Transport	is either			alking distance to either a PR		notwork		
PROW and Cycling Connect	ivity	5		g vehicle access into/adjacen	-	HELWOIK		
Vehicle Access		N/A	A route exists enabling	g verilcle access into/aujacen	to the site			
Strategic Road Access			Sita doos not contain	any designated heritage asse	tc			
Designated Heritage Assets  Non-Designated Heritage A		5		any designated heritage asse any non-designated heritage				
Archaeological Assets	ssets	5				oct		
Minerals & Waste Constrain	otc	5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willierais & Waste Constrain	Willierals & Waste Constraints 5			nsultation Area	ruing Area. 3	ite is not within a		
Defined Open Space	Defined Open Space 5			n an area defined as Open Sp	ace, an exist	ing/proposed Country		
' ' 				Space				
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be				
Land Classification		3		Greenfield and primarily with 4, Grade 5, non-agricultural	_			
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		0		n walking distance of one or lam Ferrers Town Centre	more service	s and the City		
Community Facilities		5		ot result in the loss of nor pu	ıt additional	strain on an		
,			existing/proposed sch	ool/healthcare facility/place				
			recreation facility					
Comments on Suitability		-	_	is stops. Wholly covered by T 160 and within 100m of Bore		•		
Availability Criteria:			,	Availability F		Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		J. CC		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any					
Planning Permission or		N/A	· ·					
Allocation		11/7						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	•		1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			· · · · · · · · · · · · · · · · · · ·					

Parish: West Hanningfield Total Score: 110  Developable Site Area	SHELAA Reference:	CFS193	}	RAG Rating:	Red		30	) May 2023
Developable Site Area (hose) and discounted areas:  Protential Yield: 2 Typology: 19  Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Cannetial Canadion Comments on the size of site: Suitability Criteria: Suitability Crite	Site Address:	1 Want	z Cotta	age, Ship Road, West I	Hanning	field, Chelmsford		
Chap:   Comments on the Size   Proposed Use:   Residential   Comments on the Size   Suitability Criteria:   Suitability Rating:   Red	Parish:	West H	anning	field	Total S	Score:	110	
Protential Yield: Proposed Use: Residential  Residential  Residential  Comments on the size of site: Suitability Criteria:  Suitability Criteria:  Suitability Rating: Red  Proximity to Employment Areas  5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 2km walking distance of an employment allocation  Public Transport  5 Site is within 400m walking distance of an employment allocation  Public Transport  5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any sassets of archaeological interest  Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country  Park or Other Green Space  Fore Space  Fore Belt & Green Wedge  10 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green  Wedge  Land Classification  10 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1,  Grade 2 or Grade 3  Site is in excess of 500m farmy locally designated protected natural features and in  excess of 500m of any international/national designated protected natural features of the site in the loss of one or more services and th	Developable Site Area	0.06			Reaso	n for		
Comments on the size of site:   Suitability Rating:   Red	(ha):				discou	nted areas:		
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Red	Potential Yield:	2			Typolo	gy:	19	
Suitability Criteria:    Site is outside of any existing/proposed employment allocation	Proposed Use:	Residen	itial		Comm	ents on the size		
Proximity to Employment Areas    Site is outside of any existing/proposed employment allocation					of site			
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	ting:	Red
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Site is within 2km walking distance of an employment allocation Public Transport Site is within 2km walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Wehicle Access Shardseig Road Access N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge OThe majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated or one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities She had no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Outside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria: Availability Griteria: Availability Criteria: Achievability Rating: Green  Wisb	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Neighbourhood Centres   Proximity to the Workplace   5   Site is within 2km walking distance of an employment allocation	Impact on Retail Areas		5	Development does no	t result ir	the loss of establis	hed shops an	d services within
Public Transport  PROW and Cycling Connectivity  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling wehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country  Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green  Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1,  Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 500m of any locally designated protected natural features and in  excess of 500m of any international/national designated protected natural features and in  excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  5 Site has no neighbouring constraints  Flood Risk Constraints  5 Site has no neighbouring constraints  Comments on Suitability  Outsid				Neighbourhood Centre	es			
PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets Archaeological Assets  5 Site does not contain any non-designated heritage assets Archaeological Assets  5 Site does not contain any non-designated heritage assets Archaeological Assets  5 Site does not contain any non-designated heritage assets Archaeological Assets  5 Site does not contain any non-designated heritage assets  6 Site does not contain any non-designated heritage assets Archaeological Assets  6 Site does not contain any non-designated heritage assets Archaeological Assets  7 Site does not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  8 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  9 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  1 Site is in excess of 500m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m forn a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m forn a designated AQMA  Ground Condition Constraints  5 Site is nexcess of 500m forn a designated AQMA  Ground Treatment is not expected to be required  Neighbouring Constraints  5 Site is nexcess of 2 Many walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  6 Serve	Proximity to the Workplace	)	5					1
Vehicle Access   5	Public Transport		5	Site is within 400m wa	alking dist	ance of one or mor	e services	
Strategic Road Access    N/A	<b>PROW and Cycling Connect</b>	ivity	5	Site is within 100m wa	alking dist	ance to either a PR	OW or cycle r	network
Designated Heritage Assets    Site does not contain any designated heritage assets   Non-Designated Heritage Assets	Vehicle Access		-	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Non-Designated Heritage Assets  5	Strategic Road Access		N/A					
Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  10 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification  21 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features with solid within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is nexcess of 500m from a designated of the city Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria:  Availability Rating:  Green  Land Ownership  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Vacant land & buildings  Legal Constraints  5 Development is likely viable  Timescale for Deliverability  5 Development is likely	Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts	
Minerals & Waste Constraints  Defined Open Space  Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground treatment is not expected to be required  Neighbouring Constraints  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Outside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria:  Availability Rating:  Green  Land Condition  Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Viability  S Development is likely viable  Timescale for Deliverability  S Up to 5 years	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-c	designated heritage	assets	
Minerals or Waste Consultation Area	Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological intere	est
Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  Ditte is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria:  Availability Rating:  Green  Land Condition  Site is nexcess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Availability Rating:  Green  Land Ownership  Site las no neighbouring constraints  Availability Rating:  Green  Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Achievability Rating:  Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Site Development is likely viable  Timescale for Deliverability  Suppose the site of t	Minerals & Waste Constrain	nts	5			•	rding Area. S	ite is not within a
Wedge	Defined Open Space		5	Park or 'Other' Green	Space			
Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features should be excess of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 510m of any international/national designated protected natural features of 510m of any international/national designated protected natural features of 510m of any international/national designated protected natural features of 510m of any international/national designated protected natural features of 52m of 200m of 310m	Green Belt & Green Wedge	!	0		e (90% o	r more) lies within tl	he Metropoli	tan Green Belt or Green
excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Coutside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria: Land Ownership Land Condition Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability	Land Classification		0	Grade 2 or Grade 3				
Air Quality Management Areas  Ground Condition Constraints  Froximity to Key Services  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Achievability Criteria:  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria:  Availability Rating:  Green  Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Vachievability Criteria:  Vachievability Criteria:  Vachievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable	Protected Natural Features	i	5	excess of 500m of any international/national designated protected natural features				
Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability 0 Outside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Flood Risk Constraints							
Neighbouring Constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria:  Land Ownership  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Outside of Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Air Quality Management Ar	reas	5	Site is in excess of 500	m from a	designated AQMA		
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  S Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is n	ot expec	ted to be required		
Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  S Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	·				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access from Ship Road.  Availability Criteria:  Land Ownership  Sheld by developer/willing owner/public sector  Land Condition  Solite does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Development is likely viable  Timescale for Deliverability  Dur to 5 years	Proximity to Key Services			Centre/South Woodha	am Ferrer	s Town Centre		
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable Timescale for Deliverability  Availability Rating:  Freen  Availability Rating:  Freen  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Freen  Achievability Rating:  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Achievability Rating:  Achievability Rating:  Freen  Achievability  Freen  Achievability  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen	Community Facilities		5	existing/proposed sch		•		
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		Outside	e of DSB. In range of bus	stops. A	ccess from Ship Roa	d.	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability R	ating:	Green
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or N/A  Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling own	•		
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Site does not face any known legal issues  Achievabilisus  Achievability Rating:  Green  Up to 5 years	Land Condition							
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years				Site does not face any	known le	gal issues		
Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Planning Permission or			<u> </u>		-		
Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  5  Up to 5 years	Comments on Availability							
Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years						Achievability	Rating:	Green
Timescale for Deliverability 5 Up to 5 years			5	Development is likely	viable			1
	Comments on Achievability			P F				

SHELAA Reference:	CFS194	RAG Rating:	Amber	30 May 2023			
Site Address:	2 Wantz C	ottage, Ship Road, West	Hanningfield, Chelmsford				
Parish:	West Han	ningfield	Total Score:	110			
Developable Site Area	0.07		Reason for				
(ha):			discounted areas:				
Potential Yield:	2		Typology:	19			
Proposed Use:	Residentia	I	Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas	5	Chelmsford City Cent	ot result in the loss of establis re, South Woodham Ferrers 1	•			
5 1 11 1 11 11 11	_	Neighbourhood Centr			_		
Proximity to the Workplace			lking distance of an employm		1		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			alking distance to either a PR		network		
Vehicle Access	5		g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/						
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archaed				
Minerals & Waste Constrain		Minerals or Waste Co					
Defined Open Space	5	Park or 'Other' Green					
Green Belt & Green Wedge	0	Wedge	te (90% or more) lies within t				
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,		
Protected Natural Features	5			m of any locally designated protected natural features and in international/national designated protected natural features			
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is a	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ring constraints				
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	5	· '	not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability	Οι	tside of DSB. In range of bu	s stops.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	<u> </u>				
Planning Permission or Allocation	N/		, g				
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		op to a years					
Comments on Acmevability							

SHELAA Reference:	CFS195		RAG Rating:	Amb	er	3	0 May 2023
Site Address:	Land Sou	ıth Ea	st of 36 Castle Close	and Nort	th West of 42 Cat	herines Clos	se
Parish:	Great Lei	ighs		Total S	Score:	107	
Developable Site Area	2.53			Reaso	n for		
(ha):				discou	nted areas:		
Potential Yield:	50			Typolo	gy:	3	
Proposed Use:	Resident	ial		Comm	ents on the size		
				of site			
Suitability Criteria:			Suitability Rating: Amber				
Proximity to Employment Areas			Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas	5	i	Development does no			•	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated
Dravimity to the Workplace			Neighbourhood Centr Site is within 2km wall		nco of an omnlovm	ont allocation	n
Proximity to the Workplace	e 5		Site is within 400m wa				II
Public Transport			Site is not connected t				nrk
PROW and Cycling Connect	ivity 0		A route exists enabling			-	ЛК
Vehicle Access Strategic Road Access		I/A	V LORIG EVISTS GLIGDILL	5 verilicie	access into/aujacen	t to the site	
			Sita dags not contain	any dosia	natad haritaga assa	+c	
Designated Heritage Assets			Site does not contain a Site does not contain a				
Non-Designated Heritage A							ost
Archaeological Assets 5 Minerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierais & Waste Constraints			Minerals or Waste Co			ruing Area. 3	once is not within a
Defined Open Space	5					ace, an exist	ing/proposed Country
C	5 11 0 0 111 1			Space	litan Cuana Da	l+ C 14	Madaa
Green Belt & Green Wedge			Site does not lie within				
Land Classification	0	)	Grade 2 or Grade 3	Greennei	u anu primarily witi	iin the iand t	classification/s: Grade 1,
Protected Natural Features	5	,	Site is in excess of 100				
			excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints	5		Site is wholly within Flood Zone 1				
Air Quality Management Ar			Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain			Ground treatment is n	-	•		
Neighbouring Constraints	5		Site has no neighbour				a and the City
Proximity to Key Services	0	)	Site is in excess of 2kn Centre/South Woodha			more service	s and the City
Community Facilities	3		Development would p			ot result in th	ne loss of on an
			existing/proposed sch				
			recreation facility				
Comments on Suitability	Д	djace	nt to DSB. In range of bu	ıs stops. \	/ehicular access ach	ievable from	n Beadle Way.
Availability Criteria:					Availability R	lating:	Green
Land Ownership	5		Held by developer/wil		er/public sector		
Land Condition	5		Vacant land & building				
Legal Constraints	5		Site does not face any known legal issues				
Planning Permission or	N	I/A					
Allocation							
Comments on Availability							1
Achievability Criteria:					Achievability	Rating:	Yellow
Viability	5		Development is likely	viable			
Timescale for Deliverability	4		Over 5 years				
Comments on Achievability	•						

SHELAA Reference:	CFS19	6	RAG Rating:	Am	ber	3	0 May 2023		
Site Address:			Chelmer Village Way nelmsford	and No	orth of the Chelme	r and Black	water Navigtion,		
Parish:	Spring			Total	Score:	86			
Developable Site Area	31.627				on for		and Buffer (1.153ha)		
(ha):	31.027				unted areas:	,			
Potential Yield:	387			Туро	ology: 27				
Proposed Use:	Mixed	Use		Comi	Comments on the size Size of site is potentially suitable				
				of sit	e:	for all em	ployment use		
Suitability Criteria:					Suitability Ra	iting:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/	proposed employme	nt allocation	1		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•			
Proximity to the Workplace	9	5	Site is within 2km wal	king dist	ance of an employme	ent allocation	n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling						
Strategic Road Access		4	Site has direct access				rk		
Designated Heritage Assets		0	Site contains one or m						
Non-Designated Heritage A	ssets	0	Site contains one or m						
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest  Site is wholly or partially within an identified Minerals Safeguarding Area and requires						
Minerals & Waste Constrain	nts	2		•		•	Resource Assessment		
Defined Open Space	O The majority of the site (90% or more) lies within an area defined as Open S existing/proposed Country Park or 'Other' Green Space								
Green Belt & Green Wedge	The majority of the site (90% or more) lies within the Metropolitan Green Beli Wedge				itan Green Belt or Green				
Land Classification		3	Site is predominantly classification/s: Grade	4, Grad	e 5, non-agricultural	use, or urbar	n use		
Protected Natural Features	;	0	Site partially or wholly			rotected nat	ural features		
Flood Risk Constraints		1	25%-50% of the site area is within Flood Zone 3						
Air Quality Management A		3	Site is within 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation  Site is within 800m walking distance of all services and/or the City Centre/South						
Proximity to Key Services		5	Woodham Ferrers Tov			and/or the C	ity Centre/South		
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/hea	Ithcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		conser	nt to Urban Area. In ran vation area. Part of build In boundary protected u	ding of l	ocal value. Accessible	Natural Gre	en Space. Handful of		
Availability Criteria:			, p		Availability R		Green		
Land Ownership		5	Held by developer/wil	ling ow	ner/public sector	-	•		
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any known legal issues						
Planning Permission or	N/A								
Allocation									
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	•				
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability	′								

SHELAA Reference:	CFS19	7	RAG Rating:	Amber	3(	0 May 2023		
Site Address:	Forme	r Indust	rial Site, Rignals Lane	, Galleywood, Chelmsford	l			
Parish:	Galley	wood		Total Score:	100			
Developable Site Area	1.62			Reason for				
(ha):				discounted areas:				
Potential Yield:	67			Typology:	7			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	0	Site is wholly/partially	located within an existing/p	roposed emp	loyment allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
			•	e, South Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centre			_		
Proximity to the Workplace	!	5		king distance of an employm		1		
Public Transport		5		alking distance of one or mor		and a second		
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
	rchaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor					
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		5	Site is predominantly	Previously Developed Land				
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nati	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	I for mitigation	on		
Proximity to Key Services		0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City		
Community Facilities		3	·	ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability			DSB. In range of bus sto FPO/2006/069.	ps. Existing vehicular access	from Rignals	Lane. 0.016ha protected		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		2	Established multiple u	ses				
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	urnoses				
Achievability Criteria:		Site cui	. ety in ase for other p	Achievability	Rating	Green		
Viability		5	Development is likely		Matilig.	GICCII		
Timescale for Deliverability		5	Up to 5 years	VIGNIC				
Comments on Achievability		J	op to 3 years					
Comments on Acmevablity								

SHELAA Reference:	CFS19	8	RAG Rating:	Green	3	0 May 2023		
Site Address:	Barn a	djacent	the old Off Licence, E	Blasford Hill, Little Waltha	m, Chelmsf	ord		
Parish:	Little \	Nalthan	n	Total Score:	111			
Developable Site Area	0.38			Reason for				
(ha):				discounted areas:				
Potential Yield:	11			Typology:	17			
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated		
Proximity to the Workplace	;	5		king distance of an employm		n		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		alking distance to either a PR	-	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	;	3		or more designated heritage				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est		
				s than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a nerals or Waste Consultation Area				
Defined Open Space	Defined Open Space 5			n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge 3				n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	y Centre/South		
Community Facilities		5	Development would n	oot result in the loss of nor pu ool/healthcare facility/place				
Comments on Suitability		-	nt to DSB. In range of buted under TPO/2001/03	is stops. Adjacent to Grade 2 2.	listed buildin	ng. 1 tree on boundary		
Availability Criteria:			2, 22, 422	Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		l.		
Land Condition		4	Established single use					
Legal Constraints 5 Site does not face and				known legal issues				
Planning Permission or Allocation		N/A		<del>_</del>				
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:			<u> </u>	Achievability	Rating:	Green		
Viability		5	Development is likely			1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			ı					

SHELAA Reference:	CFS19	9	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land a	t Sturge	eons Farm, Cow Wate	ring Lane, Writtle			
Parish:	Writtle		•	Total Score:	82		
Developable Site Area	0.69			Reason for			
(ha):				discounted areas:			
Potential Yield:	0			Typology:	N/A		
Proposed Use:	Comm	unity Fa	acility	Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme			
Impact on Retail Areas 5			Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
Proximity to the Workplace	<b>:</b>	N/A					
Public Transport		0	Site is in excess of 400	m walking distance from all	services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
zemied open opace			, ,	e (90% or more) lies within a Intry Park or 'Other' Green S		ed as Open Space, an	
Green Belt & Green Wedge	Green Belt & Green Wedge 0			e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		1		rea is within Flood Zone 3			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	ty Centre/South	
Community Facilities		5	•	ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability			e of DSB. Vehicle Access d Access).	via Lordship Road or through	h the farm. N	latural Green Space	
Availability Criteria:		(Linnice	a / (ccc33).	Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		<del></del>	
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any				
Planning Permission or Allocation				hin the Local Plan forming	g part of SP	A6	
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Yellow	
Viability		3	Development is margi	•			
Timescale for Deliverability		5	Up to 5 years				
•			dence of viability provide	-d			
Comments on Achievability		IND ENIC	active of viability provide	-u			

SHELAA Reference:	CFS20	0	RAG Rating:	Red		30	0 May 2023		
Site Address:	Land r	orth an	d south of 19 and 21	Lordship F	Road, Writtle				
Parish:	Writtle	е		Total Sc	ore:	111			
Developable Site Area	1.49			Reason	for				
(ha):				discount	ted areas:				
Potential Yield:	33			Typolog	y:	3			
Proposed Use:	Reside	ential		Comme	nts on the size	size			
				of site:					
Suitability Criteria:					Suitability Ra		Red		
Proximity to Employment A	reas	5	Site is outside of any e						
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	t result in the loss of established shops and services within e, South Woodham Ferrers Town Centre or any designated es					
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall				1		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access	5	A route exists enabling	g vehicle ac	cess into/adjacen	t to the site				
Strategic Road Access		N/A	67. 1						
Designated Heritage Assets		5	Site does not contain a						
			Site does not contain a				nc+		
Archaeological Assets 5 Minerals & Waste Constraints 5			Site is not thought to a Less than 5ha of a site						
willerals & waste Constrain	11.5		Minerals or Waste Cor	nsultation A	Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green		efined as Open Sp	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metrop Wedge				he Metropoli	tan Green Belt or Green				
Land Classification		3	Site is predominantly		•	_			
Protected Natural Features		0	classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints		5		Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour	ing constra	ints				
Proximity to Key Services		5	Site is within 800m wa		nce of all services	and/or the C	ity Centre/South		
Community Excilities		3	Woodham Ferrers Tov Development would p		al strain on but no	at recult in th	o loss of on an		
Community Facilities		3	existing/proposed sch						
			recreation facility	oo, neartin	our e raemey, praee	o	ports) (c.ou. c) o.		
Comments on Suitability							llar access from Lordship		
		Road. (	0.1ha protected under T				T		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil		/public sector				
Land Condition		5							
Legal Constraints		5	Site does not face any	known leg	al issues				
Planning Permission or Allocation		N/A							
Comments on Availability	Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:	CFS20	1	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land S	outh W	est of Writtle College	Juicing Plant, Lordship Ro	oad, Writtle			
Parish:	Writtle	е		Total Score:	114			
Developable Site Area	7.3			Reason for				
(ha):				discounted areas:				
Potential Yield:	125			Typology:	2			
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas		5		Development does not result in the loss of established shops and services within				
				e, South Woodham Ferrers T				
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets 5			Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a		
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt Wedge					itan Green Belt or Green			
Land Classification	ification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use							
Protected Natural Features		3		e of any protected natural fe				
			- '	natural feature or within 500	m of an inte	rnational/national		
			designated protected					
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar		5		te is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5		not expected to be required				
Neighbouring Constraints		5	Site has no neighbour		/ + l C	it. Cantus /Canth		
Proximity to Key Services		5	Woodham Ferrers Tov	alking distance of all services	and/or the C	ity Centre/South		
Community Facilities		3		out additional strain on but no	ot result in th	ne loss of on an		
,				ool/healthcare facility/place				
Comments on Suitability		Adjace Road.	nt to DSB. In range of bu	us stops. Vehicle Access via e	xisting vehicu	ular access from Lordship		
Availability Criteria:		nodu.		Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	lling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	-				
Planning Permission or		N/A		<u> </u>				
Allocation		.,,,						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely			1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			ı					

SHELAA Reference:	CFS20	3	RAG Rating:	Red	3	0 May 2023		
Site Address:	Counti	ryside S	kills Centre, Cow Wat	ering Lane, Writtle				
Parish:	Writtle	9		Total Score:	106			
Developable Site Area	6.57			Reason for				
(ha):				discounted areas:				
Potential Yield:	113			Typology:	2			
Proposed Use:	Reside	ntial - C	Other	Comments on the size				
				of site:				
Suitability Criteria:			Suitability Rating: Red					
Proximity to Employment A	reas	5	•	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas		5		Development does not result in the loss of established shops and services within				
			•	e, South Woodham Ferrers 1	Town Centre	or any designated		
Dravimity to the Westerland		5	Neighbourhood Centr		ont allocation	<u> </u>		
Proble Transport 5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network						network		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site						network		
Strategic Road Access		N/A	A Toute exists enabling	s vernicle access into/adjacen	it to the site			
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	otc			
Non-Designated Heritage A		5		any non-designated heritage				
Archaeological Assets	33513	5				est		
Minerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Waste Constrain	1103	5	Minerals or Waste Co			nte is not within a		
Defined Open Space	ed Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Co Park or 'Other' Green Space				ing/proposed Country			
Green Belt & Green Wedge	1	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge				itan Green Belt or Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		5		m of any locally designated printernational/national designated				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints		5	Site has no neighbour	-				
Proximity to Key Services		3	Woodham Ferrers Tov					
Community Facilities		0	facility/place of worsh	esult in the loss of an existina ip/sports, leisure, or recreat		chool/healthcare		
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.				
<b>Availability Criteria:</b>				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		•		
Land Condition		3	Low intensity land use	es				
Legal Constraints		5	5 Site does not face any known legal issues					
Planning Permission or Allocation  Site is already allocated in the Local Plan forming part of SPA6								
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely			1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			L					
,								

SHELAA Reference:	CFS20	4	RAG Rating:	Red	3	0 May 2023		
Site Address:	Chelms	sford Ci	ty Racecourse,Great	Leighs Bypass, Great Leigh	ns			
Parish:	Great I		•	Total Score:	81			
Developable Site Area	158.5			Reason for				
(ha):				discounted areas:				
Potential Yield:	2219			Typology:	23			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	Areas	3	Site is adjacent to an e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
			Chelmsford City Centr	e, South Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centre					
Proximity to the Workplace 5				king distance of an employm		1		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		0		ore designated heritage asse				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5	•	contain any assets of archaed				
Minerals & Waste Constrain	nts	0		lly within an identified Miner		· · · · · · · · · · · · · · · · · · ·		
				Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development				
Defined Open Space		3	•	n an area defined as Open Sp		•		
Defined Open Space			Park or 'Other' Green		Jace, all exist	ing/proposed country		
Green Belt & Green Wedge 5				n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification 0			Site is predominantly	Greenfield and primarily with	nin the land o	:lassification/s: Grade 1,		
			Grade 2 or Grade 3					
Protected Natural Features	;	0		comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	3		xpected to be required on pa				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		0		n walking distance of one or i	more service	s and the City		
Community Excilities		0		am Ferrers Town Centre esult in the loss of an existing	nronosad s	chool/healthcare		
Community Facilities		U	•	ip/sports, leisure, or recreati		ciloolyfiealtricare		
Comments on Suitability		Within		ps. Grade 2 listed buildings v		ccessible Natural Green		
.,		Space,	Other Green Space. 8.85	ha protected under TPO/20	01/083, TPO	/2001/100,		
				; 5ha Phyliss Currie/Dumney				
				ex Showground. Small areas	of contamina	ited land scattered across		
Availability Critaria		the site	ē.	Availability P	Onting	Green		
Availability Criteria:	ı	_	Hold by developer/will	Availability R	aung.	JIEEH		
Land Ownership		2	Established multiple u					
Land Condition			Site does not face any					
Legal Constraints		5 Sito is			+ of CCC7			
Planning Permission or Allocation		site is	an eauy anocated in t	he Local Plan forming par	1 01 3037			
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:			.,	Achievability	Rating	Green		
Viability Criteria.		5	Development is likely		naung.	Green		
Timescale for Deliverability	,	5	Up to 5 years	VIGNIC				
Comments on Achievability		J	Op to 3 years					
Comments on Achievability								

SHELAA Reference: 0	CFS205		RAG Rating:	Red		30	O May 2023	
Site Address:	Runwell I	Hall Fa	arm, Hoe Lane, Rette	endon, C	helmsford			
Parish:	Runwell			Total 9	Score:	90		
Developable Site Area	67.4			Reaso	n for	Electricity	line (0.1ha)	
(ha):				discou	inted areas:	,		
Potential Yield:	1057			Typolo	ogy:	26		
Proposed Use:	Residenti	ial		Comm	ents on the size			
				of site	:			
Suitability Criteria:			Suitability Rating: Red					
Proximity to Employment A	reas 0		Site is wholly/partially located within an existing/proposed employment allocation					
Impact on Retail Areas	5		Development does not result in the loss of established shops and services within					
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
	5		Neighbourhood Centres Site is within 2km walking distance of an employment allocation					
Proximity to the Workplace						1		
Public Transport 5			Site is within 400m wa					
PROW and Cycling Connecti	vity 5		Site is within 100m wa				network	
Vehicle Access		A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		I/A	60. 1					
Designated Heritage Assets					nated heritage asse			
Non-Designated Heritage Assets 5			Site does not contain		<u> </u>			
Archaeological Assets 5			Site is not thought to		•			
Minerals & Waste Constrain	nts 5		Less than 5ha of a site Minerals or Waste Co			rding Area. S	ite is not within a	
Defined Open Space 5			Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge 0			The majority of the sit Wedge	te (90% o	r more) lies within tl	he Metropoli	tan Green Belt or Green	
Land Classification 0			Site is predominantly	Greenfiel	d and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features	0		Grade 2 or Grade 3	, compris	es of one or more n	rotected nati	ıral features	
Flood Risk Constraints	5	+	Site partially or wholly comprises of one or more protected natural features  Site is wholly within Flood Zone 1					
Air Quality Management Are	_	+	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain			Ground treatment is not expected to be required					
Neighbouring Constraints	0		Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	0		Site is in excess of 2kn					
Trommey to hey services	ľ		Centre/South Woodha	_			· · · · · · · · · · · · · · · · · · ·	
Community Facilities	3		Development would p	ut additi	onal strain on but no	ot result in th	e loss of on an	
			existing/proposed sch	ool/healt	hcare facility/place	of worship/s	ports, leisure, or	
Community on College Hills		)tcido	recreation facility	stone C	to is surrently asses	sad from Ha	alana 7.15ha protected	
Comments on Suitability			PO/2010/025, TPO/201				e Lane. 7.15ha protected na Ancient Woodland.	
Availability Criteria:	<u> </u>		<u> </u>	<u> </u>	Availability R		Green	
Land Ownership	5	T	Held by developer/wil	lling own	<b>.</b>		1 5.00	
Land Condition	3		Low intensity land use		, public sector			
Legal Constraints	5		Site does not face any		egal issues			
Planning Permission or		I/A	The decent fact the diff		-0			
Allocation		"/ "						
Comments on Availability	Si	ite curi	rently in use for other p	ourposes.				
Achievability Criteria:					Achievability	Rating:	Yellow	
ACITIC VADITILY CITICITA.						0.	ı	
<b>.</b>	5		Development is likely	viable				
Viability Timescale for Deliverability	5		Development is likely Over 5 years	viable				

Size Address:   Land South East of Sandpit Cottage, Holybread Lane, Little Baddow   Parish:   Little Baddow   Total Score:   99   Developable Site Area (ha):   Reason for discounted areas:   Probettial Vield:   47   Typology:   3   Proposed Use:   Residential   Comments on the size of site:     Comments on the size of site:     Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Amber   Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Impact on Retail Areas   5   Development does not result in the loss of established shops and services within Chemistord City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   Neighbourhood Centres   Proximity to the Workplace   0   Site is in excess of 2 km walking distance of an employment allocation   Public Transport   5   Site is not exceed 2 km walking distance of an employment allocation   Public Transport   5   Site is not exceed to either an estisting PROW or cycle network   Vehicle Access   5   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   N/A   Site is not enabled to either an estisting PROW or cycle network   Proximity and the properties of the properties   Site is not the properties   Site is not thought to contain any assets of archaeological interest   Site is not thought to contain any assets of archaeological interest   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   Site is and thought to contain any assets of archaeological interest   Minerals & Waste Constraints   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   Site does not it within an area defined as Open Space, an existing/proposed Country   Park or "Other" Green Space   Site does not lis within an area defined as Open Space, an existing/proposed Countr	SHELAA Reference:	CFS20	6	RAG Rating:	Amb	er	3(	0 May 2023		
Developable Site Area (ha):	Site Address:	Land S	outh Ea	st of Sandpit Cottage	, Holybi	ead Lane, Little Ba	addow			
Potential Yield: 47   Typology:   Residential   Typology:   Residential   Typology:   Residential   Typology:   Residential   Typology:   Residential   Typology:   Typology:   Residential   Typology:   Suitability Rating:   Amber   Proximity to Employment Areas   Site is outside of any existing/proposed employment allocation   Impact on Retail Areas   Site is outside of any existing/proposed employment allocation   Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Proximity to the Workplace   O Site is in excess of 2 km walking distance of an employment allocation   Neighbourhood Centres   Nei	Parish:	Little E	3addow		Total	Score:	99			
Proposed Use: Residential Comments on the size of site:  Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Site is in excess of 2km walking distance of an employment allocation  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Proximity to defend Access 1 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access 1 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access 1 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access 1 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access 1 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access 1 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access 2 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access 2 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access 2	Developable Site Area	2.39			Reasc	n for				
Proposed Use:   Residential   Comments on the size of site:	(ha):				disco	unted areas:				
Suitability Criteria:    Suitability Rating:   Amber	Potential Yield:	47			Typol	ogy:	3			
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Reside	ential		Comn	nents on the size				
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation					of site	<b>:</b> :				
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	iting:	Amber		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace OSite is in excess of 2km walking distance of an employment allocation Public Transport SSite is within 400m walking distance of one or more services PROW and Cycling Connectivity OSite is not connected to either an existing PROW or cycle network Vehicle Access SA route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets SSite does not contain any designated heritage assets Archaeological Assets SSite is adjacent to one or more non-designated heritage assets Archaeological Assets SSite is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Site is in excess of 500m fro	Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation			
Public Transport PROW and Cycling Connectivity OSite is not connected to either an existing PROW or cycle network Vehicle Access SA route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets SS Site is adjacent to one or more non-designated heritage assets Archaeological Assets SS Site is adjacent to one or more non-designated heritage assets Archaeological Assets SS Site is adjacent to one or more non-designated heritage assets Archaeological Assets SS Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints SS Site is not be thought to contain any assets of archaeological interest Minerals & Waste Constraints SS Site does not lie within a narea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge SS Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification OS Site spredominantly Greenfield and primarily within the land classification's: Grade 2 or Grade 3 Protected Natural Features SS Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints SS Site is in excess of 500m from a designated AQMA Ground Condition Constraints SS Site is in excess of 500m from a designated AQMA Ground Condition Constraints SS Site is no neighbouring constraints SS Site is in excess of 500m from a designated of one or more services and the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteri	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated		
PROW and Cycling Connectivity  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site is adjacent to one or more non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Belt & Green Wedge  Land Classification  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  6 Site does not consultation Area  Protected Natural Features  3 Site does not consultation area and of the metropolitan Green Belt or Green Wedge  Land Classification  5 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 26m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Availability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Cr	Proximity to the Workplace	<u>;</u>	0	Site is in excess of 2km	n walkin	g distance of an emp	loyment allo	cation		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification's: Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria: Availability Rating: Green  Achievability Criteria: Availability Criteria: Achievability Rating: Green	Public Transport !			Site is within 400m wa	alking dis	tance of one or mor	e services			
Strategic Road Access	<b>PROW and Cycling Connect</b>	0	Site is not connected t	o either	an existing PROW or	r cycle netwo	ork			
Designated Heritage Assets   S   Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Non-Designated Heritage Assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 3 Site does not lew thin the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Availability Rating: Green  Land Condition 5 Vacant land & buildings  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability	Strategic Road Access		N/A							
Archaeological Assets    Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints	Designated Heritage Assets		5	Site does not contain a	any desi	gnated heritage asse	ts			
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  3 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green	Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more	non-designated her	itage assets			
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500	Archaeological Assets	5	Site is not thought to	contain a	iny assets of archaed	ological intere	est			
Green Belt & Green Wedge  Land Classification  O  Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated AQMA  Flood Risk Constraints  Site is wholly within Flood Zone 1  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  O  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:  Availability Criteria:  Availability Rating:  Green  Availability Criteria:  Availability Rating:  Green  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:	Minerals & Waste Constrain	5	,							
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Availability Rating:  Green  N/A  Allocation  N/A  Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green	Defined Open Space 5					defined as Open Sp	ace, an existi	ing/proposed Country		
Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Availability Rating: Green  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating: Green	Green Belt & Green Wedge 5			Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge		
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Green	Land Classification		0		Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,		
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation Availability Criteria: Achievability Rating: Green	Protected Natural Features		3	designated protected	natural f	eature or within 500				
Ground Condition Constraints  Neighbouring Constraints  Site has no neighbouring constraints  Proximity to Key Services  OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  Flanning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green	Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Neighbouring Constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green	Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA				
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  O Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green	Ground Condition Constrain	nts	5							
Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green	Neighbouring Constraints		5	Site has no neighbouri	ing const	raints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green	Proximity to Key Services		0		-	=	more service	s and the City		
Availability Criteria:  Land Ownership  Land Condition  S  Vacant land & buildings  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Availability Rating:  Freen  Availability Rating:  Site does not face any known legal issues  Achievability Rating:  Achievability Rating:  Green	Community Facilities		3	existing/proposed sch						
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green	Comments on Suitability		Adjace	nt to DSB. In range of bເ	ıs stops.	Adjacent to a Protec	ted Lane.			
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green	Availability Criteria:					Availability R	ating:	Green		
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green	•		5	Held by developer/wil	ling own	•				
Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green										
Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green				Site does not face any	known l	egal issues				
Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green				·						
Comments on Availability  Achievability Criteria:  Achievability Rating: Green			,							
	Achievability Criteria:					Achievability	Rating:	Green		
	Viability		5	Development is likely	viable			1		
Timescale for Deliverability 5 Up to 5 years				<u> </u>						
Comments on Achievability			_	1						

SHELAA Reference:	CFS207	7	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land to	the Ea	ast of Bulls Lodge Farr	n, Generals Lane, Borel	•			
Parish:	Boreha			Total Score:	104			
Developable Site Area	1.11			Reason for				
(ha):				discounted areas:				
Potential Yield:	25			Typology:	4			
Proposed Use:	Reside	ntial		Comments on the size	2			
·				of site:				
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no	Development does not result in the loss of established shops and services within				
·			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
			Neighbourhood Centres Site is within 2km walking distance of an employment allocation					
Proximity to the Workplace	5				n			
Public Transport		0		m walking distance from a				
PROW and Cycling Connect	ivity	5		lking distance to either a		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjac	ent to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		3		or more designated herita				
Non-Designated Heritage A	ssets	5		any non-designated herita	_			
Archaeological Assets		5	_	contain any assets of archa				
Minerals & Waste Constrain	nts	0		lly within an identified Mi				
						ent in nature or where the		
allocated activity would not have ceased prior to the intended delivery of developm  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Count								
Park or 'Other' Green Space					ing/proposed country			
Green Belt & Green Wedge	:	5		the Metropolitan Green	Belt or Green V	Vedge		
Land Classification		0		Greenfield and primarily w				
			Grade 2 or Grade 3					
Protected Natural Features	;	5		m of any locally designate				
		_		international/national de	signated proted	cted natural features		
Flood Risk Constraints		5	Site is wholly within Fl		1.0			
Air Quality Management Ai		5		m from a designated AQN				
Ground Condition Constrain	nts	5		ot expected to be require	<b>a</b>			
Neighbouring Constraints		5	Site has no neighbouri		/ C:	h. Cautus /Cauth		
Proximity to Key Services		3	Woodham Ferrers Tov	king distance of all service	and/or the Ci	ty Centre/South		
Community Facilities		3		ut additional strain on but	not result in th	ne loss of on an		
Community ruemities		J		ool/healthcare facility/pla				
			recreation facility					
Comments on Suitability		Adjace	nt to Urban Area. Adjace	ent to Grade 2 listed build	ng.			
Availability Criteria:				Availability	Rating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A						
Allocation								
Comments on Availability								
Achievability Criteria:				Achievabili	ty Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	1							

SHELAA Reference:	CFS208	3	RAG Rating:	Amk	er	3	0 May 2023	
Site Address:	Land at	Mano	r Farm, Sandford Mill	Lane, G	ireat Baddow, Che	lmsford		
Parish:	Great E	Baddow	I	Total	Score:	88		
Developable Site Area	90.531			Reasc	n for	Gas pipe a	and Buffer (4.419ha)	
(ha):				discou	unted areas:	, ,	,	
Potential Yield:	1109			Typol	ogy:	25		
Proposed Use:	Mixed	Use		Comn	nents on the size	Size of site	e is potentially suitable	
· 				of site	2:		ployment use	
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within					
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
			Neighbourhood Centres Site is within 2km walking distance of an employment allocation					
Proximity to the Workplace	5					1		
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
	Vehicle Access 5				access into/adjacen			
Strategic Road Access	4	Site has direct access				rk		
Designated Heritage Assets	0	Site contains one or m						
Non-Designated Heritage Assets 3			Site is adjacent to one					
Archaeological Assets 0			Site is thought to cont					
Minerals & Waste Constraints 2			Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment					
Defined Open Space 3 Site partially lies within an area defined as Open Space, an existing/proposed								
Defined Open Space	3	Park or 'Other' Green		a demied do open op	race, arr emoc	8, p. opesea eea ,		
Green Belt & Green Wedge 3			Site partially lies withi	n the Me	etropolitan Green Be	lt or Green V	Vedge	
Land Classification		0	Site is predominantly	Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,	
			Grade 2 or Grade 3					
Protected Natural Features	i	0	Site partially or wholly			rotected nat	ural features	
Flood Risk Constraints		0	Over 50% of the site area is within Flood Zone 3					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov			and/or the C	ity Centre/South	
Community Facilities		3	Development would p			ot result in th	e loss of on an	
community ruemities		5	existing/proposed sch					
			recreation facility					
Comments on Suitability							rea. Adjacent to buildings	
			l value. Natural Green S			or Sport (Priv	ate), Proposed County	
A		Park. U	.03ha protected under 1	PO/200				
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil		er/public sector			
Land Condition		5	Vacant land & buildings					
Legal Constraints		5	Site does not face any					
Planning Permission or			already allocated in t		I Plan forming SGS	3a. See 21/	00003/MAS,	
Allocation			732/OUT, 22/1732/FI					
Comments on Availability		Site no	t within promoters own	ership.	1		1	
<b>Achievability Criteria:</b>					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	,			·				

SHELAA Reference:	CFS209	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land East a	nd West of Beaumont (	Otes, Chignal Road, Chigna	l Smealy, C	helmsford		
Parish:	Broomfield		Total Score:	96			
Developable Site Area	60.55		Reason for				
(ha):			discounted areas:				
Potential Yield:	949		Typology:	26			
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Rating: Amber				
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
•		Chelmsford City Cent Neighbourhood Cent	re, South Woodham Ferrers 1 res	own Centre	or any designated		
Proximity to the Workplace	0	Site is in excess of 2ki	m walking distance of an emp	loyment allo	cation		
Public Transport	0	Site is in excess of 40	Om walking distance from all	services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5		ng vehicle access into/adjacen				
Strategic Road Access	0		ess to nor is adjacent to the s	trategic road	network, primary road		
	_		ed trunk road or a B-road				
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			e or more non-designated her				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest  Site is wholly or partially within an identified Minerals Safeguarding Area and requires				
Minerals & Waste Constrai	_	further assessment to	further assessment to be undertaken in the form of a Minerals Resource Assessment				
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open Sp 1 Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated propertion of any locally designated propertional designational designational designation of the contract of the				
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management A	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrai</b>	nts 3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	Site has no neighbour	ring constraints				
Proximity to Key Services	3		lking distance of all services a	nd/or the Cit	ty Centre/South		
C		Woodham Ferrers To		-	lass of an c :		
Community Facilities	3		put additional strain on but no hool/healthcare facility/place				
Comments on Suitability			uildings of local value. Catego	ry 4 contami	nated land: SOPC000278,		
Availability Criteria:	CHL	293, CHE474, CRE473, 30F	Availability F	Pating:	Green		
•	l r	Held by dayalanar/wi	illing owner/public sector	varing.	JIEEII		
Land Ownership Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A	La contraction de la contracti	y Kilowii icgai issaes				
Allocation	IN/A	·					
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		L					

SHELAA Reference:	CFS21	1	RAG Rating:	Green	30	0 May 2023		
Site Address:	Campi	on Farn	n, Gutters Lanes, Broo	omfield, Chelmsford, Esse	x CM1 7BT			
Parish:	Broom	nfield		Total Score:	104			
Developable Site Area	2.49			Reason for				
(ha):				discounted areas:				
Potential Yield:	49			Typology:	3			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation			
Impact on Retail Areas		5	Chelmsford City Centr	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
		_	Neighbourhood Centres Site is within 2km walking distance of an employment allocation					
Proximity to the Workplace 5						<u> </u>		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	0		to either an existing PROW o		ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage Assets 5				any non-designated heritage				
Archaeological Assets 5			· ·	contain any assets of archae				
Minerals & Waste Constrain	nts	5	Minerals or Waste Co					
Park o			Park or 'Other' Green					
Green Belt & Green Wedge 0 The majority Wedge			Wedge	e (90% or more) lies within t				
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily witl	hin the land o	lassification/s: Grade 1,		
Protected Natural Features		5		m of any locally designated in international/national designational/				
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	ind/or the Cit	y Centre/South		
Community Facilities		3		ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability		Adjace	nt to Urban Area. In ran	ge of bus stops. Existing vehi	cular access t	from Gutters Lane.		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	_			
Land Condition		3	Low intensity land use	es .				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	ourpose.				
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely			1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			L					

Field East Of Saxon Way, Broomfield, Chelmsford, Esex	SHELAA Reference:	CFS21	2	RAG Rating:	Amber	3	0 May 2023		
Parish:   Broomfield   16.47   Reason for discounted areas:	Site Address:	Field E	ast Of S	Saxon Way, Broomfiel	d, Chelmsford, Essex				
Chain   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on Retail Areas   Size is outside of any existing/proposed employment allocation   Chemistrod City Center, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Chemistrod City Centre, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Chemistrod City Centre, South Woodham Ferrers Town Centre or any designated   Public Transport   Site is within 200m walking distance of one or more services   Public Transport   Site is within 200m walking distance of one or more services   Proximity to the Workplace   Site is within 200m walking distance of one or more services   Public Transport   Site is within 200m walking distance of one or more services   Chemistry Chemistry   Chemistry	Parish:	Broom	nfield		Total Score:	89			
Potential Yield:	Developable Site Area	16.47			Reason for				
Proposed Use:	(ha):				discounted areas:				
Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Rating:  Amber  Proximity to Employment Areas  S Ste is outside of any existing/proposed employment allocation  Impact on Retail Areas  S Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  S Site is within 2km walking distance of an employment allocation  Public Transport  S Site is within 2km walking distance of an employment allocation  Public Transport  S Site is within 2km walking distance of an employment allocation  Public Transport  S Site is within 2km walking distance of an employment allocation  Public Transport  S Site is within 2km walking distance of an employment allocation  Public Transport  S Site is not connected to either an existing PROW or cycle network  Vehicle Access  N/A  Designated Heritage Assets  Non-Designated Heritage Assets  S Site does not contain any designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other Gre	Potential Yield:	282			Typology:	1			
Proximity to Employment Areas   5	Proposed Use:	Reside	ential						
Impact on Retail Areas	Suitability Criteria:			Suitability Rating: Amber					
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation  Steel is within 2km walking distance of one or more services PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network  Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets 0 Site is thought to contain any non-designated heritage assets  Non-Designated Heritage Assets 0 Site is thought to contain one or more assets of archaeological interest  Winerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals access of archaeological interest of the wineral so waste Consultation Area Minerals or Waste Consultation Area Site does not use within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 or Gra	Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation			
Public Transport  PROW and Cycling Connectivity  O Site is not connected to either an existing PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  O Site is thought to contain one or more assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals of Augustation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  Ground Condition Constraints  3 Site has neighbouring constraints with potential for mitigation  Proximity to Key Services  5 Site is in excess of 500m from a designated AQMA  Ground Tombrish or Site within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation Facility  Adjacent to Urban Area. In range of bus stops, Vehicular access from Saxon Way and Gutters Lane available to the site Saxon Bural site. Chemer Valley (LowS), Priority 4 contaminated land sources and Condition  3 Low intensity land uses  Planning Permission or  Allocation  N/A  Allocation  Site Question of the propose.  Achiev	Impact on Retail Areas		5	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
PROW and Cycling Connectivity Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 0 Site is thought to contain one or more assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site Woodbarn Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane axisting/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane axisting/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane axisting/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to Urban Area. In ra	Proximity to the Workplace	!	5						
Vehicle Access 5, A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5, Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5, Site does not contain any non-designated heritage assets  Archaeological Assets 0, Site is thought to contain one or more assets of archaeological interest  Minerals & Waste Constraints 5, Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals & Waste Constraints 5, Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0, The majority of the site (190% or more) lies within the Metropolitan Green Belt or Green Wedge Wedge 1, Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural	Public Transport		5						
Strategic Road Access	PROW and Cycling Connectivity			Site is not connected t	to either an existing PROW o	r cycle netwo	ork		
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Non-Designated Heritage Assets   Site does not contain any non-designated heritage assets	Strategic Road Access		N/A						
Archaeological Assets 0 Site is thought to contain one or more assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 3 Site has neighbouring constraints with potential for mitigation  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Criteria: Availability Criteria: Availability Rating: Green  Availability Criteria: Availability Rating: Green  Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Crite	Designated Heritage Assets	<u> </u>	5						
Minerals & Waste Constraints   5									
Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features  0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site Neighbouring Constraints 3 Site has neighbouring constraints with potential for mitigation Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPC000227 and ECC CHL233.  Availability Criteria:  Availability Criteria:  Availability Rating: Green  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Alailability Site currently in use for other purpose.  Achievability Criteria:  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Archaeological Assets 0								
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 2 Or Grade 2 Or Grade 2 Or Grade 3 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Or Grade 2 Or Grade 3 Or Grade 3 Or Grade 3 Or Grade 3 Or Grade 3 Or Grade 3 Or Grade 3 Or Grade 3 Or Grade 3 Or Grade 3 Or Grade 3 Or Grade 3 Or Ground Constraints 1 Or Delvis of the site area is within Flood Zone 3 Or Ground Condition Constraints 2 Or Delvis of the site area is within Flood Zone 3 Or Ground Condition Constraints 3 Or Ground treatment is expected to be required on part of the site Or Ground Condition Constraints 3 Or Ground treatment is expected to be required on part of the site Or Ground Condition Constraints 3 Or Ground treatment is expected to be required on part of the site Or Ground Condition Constraints 3 Or Ground treatment is expected to be required on part of the site Or Ground Condition Constraints 3 Or Ground Woodham Ferrers Town Centre South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LowS). Priority 4 contaminated land SOPC000227 and ECC CHL233.   Availability Criteria: Availability Rating: Green  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Availability Site currently in use for other purpose.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years				Minerals or Waste Consultation Area					
Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 2	Defined Open Space 5					oace, an exist	ing/proposed Country		
Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints  3 Site has neighbouring constraints with potential for mitigation  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjac—t to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPCOU0227 and ECC CHL233.  Availability Criteria:  Availability Rating:  Availability Rating:  I Held by developer/willing owner/public sector  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Achievability Rating:  Achievability Rating:  Green	Green Belt & Green Wedge 0				e (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Flood Risk Constraints  2	Land Classification		0		Greenfield and primarily with	hin the land o	classification/s: Grade 1,		
Air Quality Management Areas Ground Condition Constraints Seighbouring Constraints Site has neighbouring constraints with potential for mitigation Proximity to Key Services Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPC000227 and ECC CHL233.  Availability Criteria: Land Ownership Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently in use for other purpose.  Achievability Criteria: Achievability Criteria:  Achievability Criteria:  Achievability Criteria: Achievability Development is likely viable Timescale for Deliverability Site Up to 5 years	Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Ground Condition Constraints  Neighbouring Constraints  Site has neighbouring constraints with potential for mitigation  Proximity to Key Services  Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPC000227 and ECC CHL233.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Flood Risk Constraints		2	<u> </u>					
Neighbouring Constraints   3   Site has neighbouring constraints with potential for mitigation	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPC000227 and ECC CHL233.  Availability Criteria:  Land Ownership  Land Condition  Sopeone  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  N/A  Allocation  Site currently in use for other purpose.  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Green	<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site					
Woodham Ferrers Town Centre	Neighbouring Constraints		3	Site has neighbouring	constraints with potential fo	r mitigation			
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPC000227 and ECC CHL233.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		5						
available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPC000227 and ECC CHL233.  Availability Criteria:  Land Ownership  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  Savailability Criteria:  Availability Rating:  Availability Rating:  Green  Achievability Rating:  Up to 5 years	Community Facilities			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	sports, leisure, or		
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Sometimes and ECC CHL233.  Availability Rating:  Legal Availability  Site does not face any known legal issues  N/A  Achievability Criteria:  Viability  Sometimes and ECC CHL233.  Availability Rating:  Achievability Rating:  Green  Viability  Sometimes and ECC CHL233.  Availability Rating:  Achievability Rating:  Sometimes and ECC CHL233.  Availability Rating:  Achievability Rating:  Sometimes and ECC CHL233.  Availability Rating:  Achievability Rating:  Sometimes and ECC CHL233.  Availability Rating:  Achievability Rating:  Sometimes and ECC CHL233.  Availability Rating:  Achievability Rating:  Sometimes and ECC CHL233.  Sometimes and ECC CHL233.  Availability Rating:  Achievability Rating:  Sometimes and ECC CHL233.  Availability Rating:  Achievability Rating:  Sometimes and ECC CHL233.  Sometimes and ECC CHL233.  Availability Rating:  Sometimes and ECC CHL233.  Sometimes and ECC CHL233.  Availability Rating:  Sometimes and ECC CHL234.  Sometimes and ECC CHL234.  Availability Rating:  Achievability Rating:  Sometimes and ECC CHL234.  Sometimes and ECC CHL234.  Sometimes and ECC CHL234.  Availability Rating:  Achievability Rating:  Sometimes and ECC CHL234.  Sometimes and ECC CHL234.  Sometimes and ECC CHL234.  Availability Rating:  Achievability Rating:  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Achievability Rating:  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Achievability Rating:  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes and Ecc CHL234.  Sometimes a	Comments on Suitability								
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Superior Superior  Availability Rating:  Site does not face any known legal issues  N/A  Achievability Rating:  Achievability Rating:  Green  Green  Green  Up to 5 years					iai site. Cheimer Valley (LoW	(S). Priority 4	contaminated land		
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purpose.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:		30700	00227 driu ECC CHE255.	Availability F	Rating:	Green		
Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purpose.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	•		5	Held by developer/wil	•				
Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	•				• .,				
Planning Permission or Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years									
Allocation  Comments on Availability  Site currently in use for other purpose.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years				Site does not race any	omi ichai issacs				
Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	_		14/ 🗥						
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability		Site cu	rrently in use for other p	ourpose.				
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Achievability Criteria:				Achievability	/ Rating:	Green		
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely					
				Up to 5 years					
	Comments on Achievability			•					

SHELAA Reference: 0	FS213		RAG Rating:	Red	30	0 May 2023	
Site Address:	Land So	uth of	Hassenbrook, Victori	a Road, Writtle, Chelmsfo	ord		
Parish:	Writtle			Total Score:	108		
Developable Site Area	11			Reason for			
(ha):				discounted areas:			
Potential Yield:	189			Typology:	2		
Proposed Use:	Residen	tial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ting:	Red	
Proximity to Employment A	2625	5	Site is outside of any e	xisting/proposed employme			
Impact on Retail Areas		<u>.                                    </u>		t result in the loss of establis			
impact of fretail / it eas		<b>J</b>		e, South Woodham Ferrers T			
Proximity to the Workplace		5	Site is within 2km walk	king distance of an employm	ent allocatior	n	
Public Transport	!	5	Site is within 400m wa	lking distance of one or mor	e services		
PROW and Cycling Connection	vity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle r	network	
Vehicle Access		5	A route exists enabling	yvehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage Assets 5			Site does not contain a	any non-designated heritage	assets		
Archaeological Assets 5			Site is not thought to o	contain any assets of archaed	ological intere	est	
Minerals & Waste Constraints  Less than 5ha of a site is within a Minerals Safeguarding Al Minerals or Waste Consultation Area				rding Area. S	ite is not within a		
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Wedge				itan Green Belt or Green			
Land Classification	:	3	Site is predominantly (	Greenfield and primarily with 4, Grade 5, non-agricultural			
Protected Natural Features		3		of any protected natural fe			
			designated protected	natural feature or within 500	m of an inte	rnational/national	
			designated protected				
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Are		5		m from a designated AQMA			
Ground Condition Constrain		3		xpected to be required on pa	art of the site	2	
Neighbouring Constraints		5	Site has no neighbouri	-	1/ 1/ 61	0 1 10 11	
Proximity to Key Services	:	3	Woodham Ferrers Tov	king distance of all services a	nd/or the Cit	y Centre/South	
Community Facilities		3		ut additional strain on but no	nt result in th	ne loss of on an	
Community Facilities		3		ool/healthcare facility/place			
Comments on Suitability				s stops. Informal access off (			
		land SC	DPC000890. immediately	adjacent south east bounda		).	
Availability Criteria:				Availability R	lating:	Green	
Land Ownership		3	Promoter has an optio	n to purchase site or collabo	rate with exi	sting owner	
Land Condition		5	Vacant land & building	ŢS			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A					
Allocation							
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	•		1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS214		RAG Rating:	Red	3	0 May 2023	
Site Address:	Land Sou	ıth of	Ongar Road and Wes	t of Highwood Road, Wr	ittle, Chelms	sford	
Parish:	Writtle			Total Score:	97		
Developable Site Area	2.94			Reason for			
(ha):				discounted areas:			
Potential Yield:	58			Typology:	3		
Proposed Use:	Resident	ial		Comments on the size			
		of site:					
Suitability Criteria:				Suitability R	ating:	Red	
Proximity to Employment A	reas 5	,	Site is outside of any e	xisting/proposed employm	ent allocation		
Impact on Retail Areas	5	,	•	t result in the loss of establi	•		
				e, South Woodham Ferrers	Town Centre	or any designated	
			Neighbourhood Centr				
Proximity to the Workplace				king distance of an employn		n ————————————————————————————————————	
Public Transport	5			alking distance of one or mo			
PROW and Cycling Connect				alking distance to either a PI		network	
Vehicle Access	5		A route exists enabling	g vehicle access into/adjace	nt to the site		
Strategic Road Access		I/A					
Designated Heritage Assets				any designated heritage ass			
Non-Designated Heritage A				any non-designated heritage			
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	Donstraints  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area				ite is not within a		
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space			ing/proposed Country			
S			The majority of the sit Wedge	e (90% or more) lies within	the Metropol	itan Green Belt or Green	
Land Classification	O	)	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	thin the land o	classification/s: Grade 1,	
Protected Natural Features	C	)		comprises of one or more	protected nat	ural features	
Flood Risk Constraints	5	)	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas 5	;	Site is in excess of 500	m from a designated AQMA	4		
Ground Condition Constrain	nts 3	}	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	0	)	Site has neighbouring	constraints with no potenti	al for mitigation	on	
Proximity to Key Services	3	3	Site is within 2km wall Woodham Ferrers Tox	king distance of all services a	and/or the Cit	ry Centre/South	
Community Facilities	3	3	Development would p	ut additional strain on but r	not result in th	ne loss of on an	
			existing/proposed sch recreation facility	ool/healthcare facility/place	e of worship/s	sports, leisure, or	
Comments on Suitability		Outside CHL601		stops. TPO/2019/005. Sma	II portion of c	ontaminated land	
Availability Criteria:				Availability	Rating:	Green	
Land Ownership	3	1	Promoter has an optic	on to purchase site or collab			
Land Condition	5		Vacant land & building				
Legal Constraints	5		Site does not face any				
Planning Permission or		/ I/A	<u> </u>				
Allocation		,					
Comments on Availability							
Achievability Criteria:				Achievabilit	y Rating:	Green	
Viability	5	,	Development is likely	viable		-	
Timescale for Deliverability	5	,	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS215	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land North	East of Spread Eagle, C	hurch Lane, Great Waltha	m, Chelmsf	ord	
Parish:	Great Walth	am	Total Score:	111		
Developable Site Area	22.7		Reason for			
(ha):			discounted areas:			
Potential Yield:	389		Typology:	1		
Proposed Use:	Residential		Comments on the size			
		of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation		
Impact on Retail Areas	5		ot result in the loss of establis re, South Woodham Ferrers T res	•		
Proximity to the Workplace	. 5	Site is within 2km walking distance of an employment allocation				
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connect			alking distance to either a PR		network	
Vehicle Access	5		g vehicle access into/adjacen		-	
Strategic Road Access	N/A		<u> </u>			
Designated Heritage Assets		Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage A			any non-designated heritage			
Archaeological Assets	5		contain any assets of archaed		est	
Minerals & Waste Constrain						
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		defined as Open Space, an existing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	0	0 Site is predominantly Greenfield and primarily within the land classification/ Grade 2 or Grade 3				
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is a	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	3		out additional strain on but nool/healthcare facility/place			
Comments on Suitability	Adja	cent to DSB. In range of b	us stops.			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & buildin	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievability	/ Rating:	Green	
Viability	5	Development is likely	viable			
Timescale for Deliverability		Up to 5 years				
Comments on Achievability		1				

SHELAA Reference:	SHELAA Reference: CFS216		Amber	3	0 May 2023		
Site Address:	Land South o	f Church of England Pr	rimary School, Main Road,	Ford End,	Chelmsford		
Parish:	Great Waltha	ım	Total Score:	113			
Developable Site Area	5.44		Reason for				
(ha):			discounted areas:				
Potential Yield:	93		Typology:	2+36			
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ting:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		•	t result in the loss of establis	•			
			e, South Woodham Ferrers T	own Centre	or any designated		
D	_	Neighbourhood Centr			_		
Proximity to the Workplace			king distance of an employm		<u>n</u>		
Public Transport	5		alking distance of one or mor		notwork		
PROW and Cycling Connect			alking distance to either a PR	-	network		
Vehicle Access	5		g vehicle access into/adjacen				
Strategic Road Access	2		to or is adjacent to a safegua		Jau of B-roau		
Designated Heritage Assets 5			any designated heritage asse				
Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets				
Archaeological Assets 5		Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	•	rding Area. S	site is not within a		
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country		
	_	Park or 'Other' Green					
Green Belt & Green Wedge 5		Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features					
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	0		n walking distance of one or I am Ferrers Town Centre	more service	s and the City		
Community Facilities	3	· ·	out additional strain on but no ool/healthcare facility/place				
Comments on Suitability	Adjac	ent to DSB. In range of bu	us stops.				
Availability Criteria:			Availability R	Rating:	Green		
Land Ownership	3	Promoter has an option	on to purchase site or collabo				
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A	<u>, , , , , , , , , , , , , , , , , , , </u>	·				
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		, , , , , , , , , , , , , , , , , , , ,					

SHELAA Reference:	CFS217	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land East of	Home Pastures, Main	Road, Ford End, Chelmsfo	ord			
Parish:	Great Walth	am	Total Score:	109			
Developable Site Area	4.4		Reason for				
(ha):			discounted areas:				
Potential Yield:	75		Typology:	2			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	5	Site is within 2km wal	Site is within 2km walking distance of an employment allocation				
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
<b>PROW and Cycling Connect</b>	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	_	contain any assets of archaed				
Minerals & Waste Constrain		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge		Site does not lie withi	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 3	Ground treatment is	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3	Development would p	out additional strain on but nool/healthcare facility/place				
Comments on Suitability		cent to DSB. In range of b SOPC000367 and ECC CH	us stops. Informal access off S L369.	Sandon Hill. F	Priority 4 contaminated		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely	viable		•		
Timescale for Deliverability	5	Up to 5 years					
		i					

SHELAA Reference:	CFS21	8	RAG Rating:	Amber	30	O May 2023
Site Address:	Land N	lorth of	Hilltop, Southend Ro	ad, Howe Green, Chelmsf	ord	
Parish:	Sandoi	า		Total Score:	103	
Developable Site Area	0.2			Reason for		
(ha):				discounted areas:		
Potential Yield:	6			Typology:	18	
Proposed Use:	Reside	ntial		Comments on the size		
				of site:		
Suitability Criteria:				Suitability Ra	ating:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation	
Impact on Retail Areas		5	· ·	t result in the loss of establis	•	
			Neighbourhood Centre			
Proximity to the Workplace	<b>;</b>	5	Site is within 2km walking distance of an employment allocation			
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services	
PROW and Cycling Connect	ivity	5		alking distance to either a PR	-	network
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site	
Strategic Road Access N/A						
Designated Heritage Assets 5		5		any designated heritage asse		
		5		any non-designated heritage		
Archaeological Assets 5			•	contain any assets of archaed		
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	fined Open Space 5		Park or 'Other' Green		•	,
Green Belt & Green Wedge 0		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	tan Green Belt or Green
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1			
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA			
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site			
Neighbouring Constraints		5	Site has no neighbouring constraints			
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more services	s and the City
Community Facilities		5		ot result in the loss of nor pu		
			o., .	ool/healthcare facility/place	of worship/s	ports, leisure, or
Commonts on Cuitability		Adiaco	recreation facility	ıs stops. Access via Hilltops. N	Mhally cayor	od by TPO (0.2ba)
Comments on Suitability			ted under TPO/2015/01		vilony covere	ed by TFO (0.211a)
Availability Criteria:				Availability F	Rating:	Green
Land Ownership		5	Held by developer/wil	ling owner/public sector		
Land Condition		5	Vacant land & building	gs		
Legal Constraints		5	Site does not face any	known legal issues		
Planning Permission or Allocation		N/A				
Comments on Availability						
Achievability Criteria:				Achievability	Rating:	Green
Viability		5	Development is likely			1
Timescale for Deliverability		5	Up to 5 years			
Comments on Achievability			<u>,                                      </u>			
Sommeries on Achievability						

Site Address: Parish: Developable Site Area (ha): Potential Yield: Proposed Use:	Land N Highwo 0.38		st of Hands Farm Cot	tages, Radley Green Road	Highwood		
Developable Site Area (ha): Potential Yield:		nod_		<u>, , , , , , , , , , , , , , , , , , , </u>	i, mgmwood	<u> </u>	
(ha): Potential Yield:	0.38	Jou		Total Score:	98		
Potential Yield:				Reason for			
				discounted areas:			
Proposed Use:	11		Typology: 17				
	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment Ar	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	d services within	
			•	e, South Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centres				
Proximity to the Workplace		0		walking distance of an emp		cation	
Public Transport		0		m walking distance from all			
PROW and Cycling Connective	vity	5		lking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5		any designated heritage asse			
Non-Designated Heritage As	sets	5		any non-designated heritage			
Archaeological Assets		5	_	contain any assets of archaed			
Minerals & Waste Constrain	ts	5		5ha of a site is within a Minerals Safeguarding Area. Site is not within a or Waste Consultation Area			
Defined Open Space	Site does not lie within an area defined as Open Space, an existing/proposed Co Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification		0	Site is predominantly ( Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features		5		m of any locally designated printernational/national designated printernational			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		5	Site has no neighbouri	ng constraints			
Proximity to Key Services		0		n walking distance of one or i	more service	s and the City	
Community Facilities		5	·	ot result in the loss of nor pu	it additional s	strain on an	
· · · · · · · · · · · · · · · · · · ·			existing/proposed sch	ool/healthcare facility/place	of worship/s	ports, leisure, or	
			recreation facility				
Comments on Suitability		Outsid	e of DSB. Public highway	runs alongside the site.			
<b>Availability Criteria:</b>				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints		3	Site may possibly face	legal issues			
Planning Permission or		N/A	1				
Allocation		•					
Comments on Availability		Possibl	e allotment site. Land ac	quired as allotments.			
<b>Achievability Criteria:</b>				Achievability	Rating:	Green	
Viability		5	Development is likely	viable	_		
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			•				

SHELAA Reference:	CFS221		RAG Rating:	Red	3	0 May 2023
Site Address:	Land We	est of	Greenfield, Highwood	Road, Edney Comm	on, Chelmsford	
Parish:	Highwoo	od		Total Score:	97	
Developable Site Area	0.19			Reason for		
(ha):				discounted areas:		
Potential Yield:	6	Typology: 18				
Proposed Use:	Resident	tial	Comments on the size			
				of site:		
Suitability Criteria:				Suitabilit	y Rating:	Red
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/proposed emplo	yment allocation	
Impact on Retail Areas		5	Development does no	t result in the loss of est	ablished shops ar	nd services within
			•	e, South Woodham Feri	ers Town Centre	or any designated
			Neighbourhood Centre			
Proximity to the Workplace		)		walking distance of an		cation
Public Transport	Ę			lking distance of one or		
PROW and Cycling Connect		)		o either an existing PRC		ork
Vehicle Access		5	A route exists enabling	g vehicle access into/ad	acent to the site	
Strategic Road Access		N/A				
Designated Heritage Assets	Ţ	5		any designated heritage		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated her	itage assets	
Archaeological Assets	Ę	5	Site is not thought to	contain any assets of arc	chaeological inter	est
Minerals & Waste Constrain	nts 5	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			ite is not within a
Defined Open Space	5	5	Site does not lie within Park or 'Other' Green	n an area defined as Ope Space	en Space, an exist	ing/proposed Country
Green Belt & Green Wedge	ge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt Wedge			itan Green Belt or Green		
Land Classification	(	)		Greenfield and primarily	within the land o	classification/s: Grade 1,
Protected Natural Features		5	Site is in excess of 100	m of any locally designa international/national		
Flood Risk Constraints		5	Site is wholly within Fl			
Air Quality Management Ar		5		m from a designated A(	QMA	
Ground Condition Constrain		5		ot expected to be requi		
Neighbouring Constraints		5	Site has no neighbouri			
Proximity to Key Services	(	)		n walking distance of on Im Ferrers Town Centre		s and the City
Community Facilities	Ę	5	Development would n	ot result in the loss of nool/healthcare facility/p	or put additional	
Comments on Suitability	(	Outside	e of DSB. In range of bus	stops. Public highway r	uns alongside the	site.
Availability Criteria:	•			Availabili	ty Rating:	Green
Land Ownership		5	Held by developer/wil	ling owner/public secto	<u> </u>	
Land Condition		1	Established single use	·		
Legal Constraints		3	Site may possibly face	legal issues		
Planning Permission or		N/A	1 71 7 200			
Allocation	·	,				
Comments on Availability	F	Possibl	e allotment site. Play eq	uipment on site. Land a	quired as allotme	nts.
Achievability Criteria:				Achievab	ility Rating:	Green
Viability		5	Development is likely	viable		
Timescale for Deliverability		5	Up to 5 years			
Comments on Achievability						

SHELAA Reference:	CFS224		RAG Rating:	Red	3	0 May 2023	
Site Address:	Chenwi	ll, Link	s Drive, Chelmsford				
Parish:	Chelms	ford		Total Score:	97		
Developable Site Area	0.07			Reason for			
(ha):				discounted areas:			
Potential Yield:	2			Typology:	19		
Proposed Use:	Residen	itial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability R	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	shed shops ar	nd services within	
			· ·	e, South Woodham Ferrers	Town Centre	or any designated	
B : ' : I ! ! ! ! ! !		_	Neighbourhood Centr				
Proximity to the Workplace		5		king distance of an employm		n	
Public Transport		0		m walking distance from all		a wile	
PROW and Cycling Connect		0		to either an existing PROW of			
Vehicle Access		3		onstraints that would likely pass into/adjacent to the site	revent the in	ipiementation of a route	
Strategic Road Access		N/A	to chable vehicle dece	35 into adjacent to the site			
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage A		5		any non-designated heritage			
J J		5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain		5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
The second of the second secon			Minerals or Waste Co				
Defined Open Space		5		n an area defined as Open Տր	oace, an exist	ing/proposed Country	
			Park or 'Other' Green	•	l. 0 1	., .	
Green Belt & Green Wedge		3	•	n the Metropolitan Green Bo			
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily wit	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South				
, , , , , , , , , , , , , , , , , , ,			Woodham Ferrers Tov				
Community Facilities		5		ot result in the loss of nor p			
				ool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		Adiace	recreation facility	s protected under TPO/2006	5/006		
Availability Criteria:		riajace				Groom	
		_	Hold by dovolonor/wil	Availability I	varing:	Green	
Land Ownership Land Condition		5 5	Vacant land & building				
Legal Constraints		3	Site may possibly face	,			
Planning Permission or		N/A	Site may possibly lace	icgui issues			
Allocation		IN/A					
Comments on Availability		Possibl	e ransom strip. Access t	o the site needs to be establ	ished.		
Achievability Criteria:			,	Achievability		Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years	-			
Comments on Achievability			1				
SSS STACING VABILITY							

SHELAA Reference:	CFS226	RAG Rating:	Red	3	0 May 2023		
Site Address:	Field Rear of	Telephone Exchange,	Church Street, Great Bad	dow, Chelm	sford		
Parish:	Great Baddo	W	Total Score:	88			
Developable Site Area	4.36		Reason for				
(ha):			discounted areas:				
Potential Yield:	75		Typology:	2			
Proposed Use:	Residential		Comments on the size				
·			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme		•		
Impact on Retail Areas	5	•	ot result in the loss of establister, South Woodham Ferrers	•			
		Neighbourhood Centr	res				
Proximity to the Workplace		Site is within 2km wal	Site is within 2km walking distance of an employment allocation				
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect	ivity 0		to either an existing PROW o		ork		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	e or more designated heritage	e assets			
Non-Designated Heritage A	ssets 3	Site is adjacent to one	e or more non-designated he	ritage assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge 0			te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification 0		Site is predominantly	Greenfield and primarily with	hin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Grade 2 or Grade 3	v comprises of one or more n	rotected nat	ural features		
Flood Risk Constraints	5	Site partially or wholly comprises of one or more protected natural features  Site is wholly within Flood Zone 1					
Air Quality Management A		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is expected to be required on the majority (90% or more) of the site					
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation					
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South					
Community Facilities	3	Development would p	Woodham Ferrers Town Centre  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or respection facility.				
Comments on Suitability	Badde	ent to Urban Area. In ran ow. Opposite Listed Build	nge of bus stops. Access and s ling. Opposite to buildings of within Church Street Histori	local value. C	0.312ha protected under		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	3	Promoter has an option	on to purchase site or collabo	orate with ex	isting owner		
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Site n	ot within promoters owr	nership.				
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
		•	-				
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:	CFS227	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land South V	Vest of Rettendon Plac	ce Farm, Main Road, Rette	endon		
Parish:	Rettendon		Total Score:	103		
Developable Site Area	10.163		Reason for	Gas pipe	and Buffer (0.537ha)	
(ha):			discounted areas:			
Potential Yield:	174		Typology:	2		
Proposed Use:	Residential					
Control Illa Cultania			of site:	•••	D. d	
Suitability Criteria:		Sito is outside of any	Suitability Ra		Red	
Proximity to Employment A	reas 5		existing/proposed employme of result in the loss of establis			
Impact on Retail Areas	٥	•	re, South Woodham Ferrers 1	•		
Proximity to the Workplace	. 5	Site is within 2km wal	Site is within 2km walking distance of an employment allocation			
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access	3		onstraints that would likely p ess into/adjacent to the site	revent the in	nplementation of a route	
Strategic Road Access	N/A					
Designated Heritage Assets		-	any designated heritage asse			
Non-Designated Heritage A		-	any non-designated heritage			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain		Minerals or Waste Co	nsultation Area			
Defined Open Space	d Open Space 5		n an area defined as Open Sp Space			
Green Belt & Green Wedge 0		Wedge	te (90% or more) lies within t			
Land Classification 0		Grade 2 or Grade 3	Greenfield and primarily with			
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	-			
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities	3		out additional strain on but nool/healthcare facility/place			
Comments on Suitability	Outsi		s stops. Unclear if there exist	s existing vel	nicle access.	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A	•				
Comments on Availability	Agree	d overage with previous	owner re residential develop	ment on son	ne of the land.	
Achievability Criteria:			Achievability	Rating:	Yellow	
Viability	5	Development is likely	•			
Timescale for Deliverability		Over 5 years				
Comments on Achievability		-1				

SHELAA Reference:	CFS22	8	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land N	North W	est of Rettendon Turi	npike, Rettendon, Chelms	ford		
Parish:	Retter	ndon		Total Score:	100		
Developable Site Area	3			Reason for			
(ha):				discounted areas:			
Potential Yield:	59			Typology:	3		
Proposed Use:	Reside	ential		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king distance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	nt to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	5	Minerals or Waste Co	nsultation Area	uarding Area. Site is not within a		
Defined Open Space	ed Open Space  5 Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge	Green Belt & Green Wedge 0			e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		3	designated protected designated protected				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	l for mitigation	on	
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Outsid	e ot DSB. In range of bus	stops. Vehicle access from F	Rettendon tu	rnpike.	
<b>Availability Criteria:</b>				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability		Agreed	d overage with previous	owner re residential develop	ment on son	ne of the land.	
Achievability Criteria:			<u> </u>	Achievability	/ Rating:	Yellow	
Viability		5	Development is likely	-			
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability			1				

SHELAA Reference:	CFS229	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land East of	A130 and North West	of Runwell Road, Rettend	don			
Parish:	Rettendon		Total Score:	100			
Developable Site Area	2.982		Reason for	Gas pipe	and Buffer (0.248ha)		
(ha):			discounted areas:				
Potential Yield:	58		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Chelmsford City Centr	ot result in the loss of establister, South Woodham Ferrers	•			
Duaniacito ta the Medicalese		Neighbourhood Centr	res Iking distance of an employm	ant allocatio	n		
Proximity to the Workplace					<u> </u>		
Public Transport	5		alking distance of one or mo		naturale		
PROW and Cycling Connect			alking distance to either a PR		HELWOIK		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	it to the site			
Strategic Road Access	N/A	Cita dana matanatain		-1-			
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage		act		
Archaeological Assets	5	_	contain any assets of archae				
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5		n an area defined as Open S	pace, an exist	ing/proposed Country		
		Park or 'Other' Green	Space				
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within	the Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Protected Natural Features	3		e of any protected natural fe natural feature or within 50 natural feature				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain			not expected to be required				
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	al for mitigati	on		
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but n nool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability	Outs	ide of DSB. In range of bu	s stops. Vehicle access from	Rettendon tu	rnpike.		
Availability Criteria:			Availability I	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Agre	ed overage with previous	owner re residential develop	oment on son	ne of the land.		
Achievability Criteria:			Achievability	y Rating:	Yellow		
Viability	5	Development is likely	viable				
Timescale for Deliverability	4	Over 5 years					
Comments on Achievability		•					

SHELAA Reference: 0	CFS230	)	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land No	orth W	est of Hillminster, Ha	wk Hill, Rettendon, Wic	kford		
Parish:	Rettend	lon		Total Score:	92		
Developable Site Area	2.3			Reason for			
(ha):				discounted areas:			
Potential Yield:	45			Typology:	3		
Proposed Use:	Residen	itial		Comments on the size	:		
				of site:			
Suitability Criteria:				Suitability I	Rating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employn	nent allocation		
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within				
			· · · · · · · · · · · · · · · · · · ·	e, South Woodham Ferrers	Town Centre	or any designated	
			Neighbourhood Centro				
Proximity to the Workplace		5		king distance of an employ		n 	
Public Transport		5		Ilking distance of one or m		-al-	
PROW and Cycling Connecti		0		o either an existing PROW		ork	
Vehicle Access         5         A route exists enabling vehicle access into/adjacent to the site							
Strategic Road Access N/A							
Designated Heritage Assets		5		any designated heritage as			
Non-Designated Heritage As		5		any non-designated heritag			
Archaeological Assets		5	_	contain any assets of archa			
Minerals & Waste Constrain		5	Minerals or Waste Cor				
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/propos Park or 'Other' Green Space			ing/proposed Country		
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies withir	the Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly ( Grade 2 or Grade 3	Greenfield and primarily w	ithin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required	l		
Neighbouring Constraints		0	Site has neighbouring	constraints with no potent	ial for mitigation	on	
Proximity to Key Services		0	Site is in excess of 2km	n walking distance of one o	r more service	s and the City	
			Centre/South Woodha	m Ferrers Town Centre			
Community Facilities		3		ut additional strain on but			
				ool/healthcare facility/plac	ce of worship/s	ports, leisure, or	
Comments on Suitability		Outside	recreation facility	stons Vahicle access from	Rettendon tu	rnpike. 2.281ha protected	
Comments on Suitability			гРО/2001/078.	stops. Venicle access from	i Netteridori tu	mpike. 2.2011la protecteu	
Availability Criteria:				Availability	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		•	
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A	·				
Allocation		•					
Comments on Availability		Agreed	overage with previous	owner re residential devel	opment on son	ne of the land.	
<b>Achievability Criteria:</b>	Achievability Criteria: Achievability Rating: Yellow						
Viability		5	Development is likely	viable			
Timescale for Deliverability		4	Over 5 years		-		
Comments on Achievability							

SHELAA Reference:	CFS23	1	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land S	outh of	Burnham Road, Battl	esbridge, Wickford			
Parish:	Retten	don		Total Score:	95		
Developable Site Area	14.254	•		Reason for	Gas pipe and Buffer (0.238ha),		
(ha):				discounted areas:	Electricity line (0.208ha)		
Potential Yield:	244			Typology:	1		
Proposed Use:	Reside	ntial		Comments on the size	ents on the size		
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	ent allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	shed shops ar	nd services within	
			Chelmsford City Centr	e, South Woodham Ferrers 1	Town Centre	or any designated	
			Neighbourhood Centre				
Proximity to the Workplace	!	5		king distance of an employm		n	
Public Transport		5		alking distance of one or mor			
PROW and Cycling Connect	ivity	5		lking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site		
Strategic Road Access N/A							
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	_	contain any assets of archaed			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeguansultation Area	arding Area. S	ite is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	itan Green Belt or Green	
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily witl	hin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	I for mitigation	on	
Proximity to Key Services		0	Site is in excess of 2km	n walking distance of one or	more service	s and the City	
			Centre/South Woodha	am Ferrers Town Centre			
Community Facilities		3		ut additional strain on but n			
				ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Outside	recreation facility	stops. Vehicle access from I	Pottondon tu	rnnika 0.228ha protoctod	
Comments on Suitability			гог озв. III range ог баз ГРО/2001/078.	stops. Verlicie access from i	netteriuori tui	mpike. 0.25611a protecteu	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		1	
Land Condition		3	Low intensity land use				
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A					
Allocation		, , ,					
Comments on Availability		Agreed	overage with previous	owner re residential develop	ment on som	ne of the land.	
Achievability Criteria:				Achievability	/ Rating:	Yellow	
Viability		5	Development is likely			1	
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability			· ·				
The second secon							

SHELAA Reference:	CFS232	2	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land N	orth Ea	st of Meadow Road,	Rettendon, Chelmsford		<del></del> -	
Parish:	Retten	don		Total Score:	107		
Developable Site Area	9.58			Reason for			
(ha):				discounted areas:			
Potential Yield:	164			Typology:	2		
Proposed Use:	Reside	ntial		Comments on the size	е		
				of site:			
Suitability Criteria:				Suitability	Rating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employ	ment allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of estab	lished shops ar	nd services within	
			-	e, South Woodham Ferrer	s Town Centre	or any designated	
			Neighbourhood Centres				
Proximity to the Workplace	!	5		king distance of an employ		n	
Public Transport		5		alking distance of one or m			
PROW and Cycling Connect	ivity	5		alking distance to either a		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjac	ent to the site		
Strategic Road Access N/A							
Designated Heritage Assets		5		any designated heritage as			
Non-Designated Heritage A	ssets	5		any non-designated herita	_		
Archaeological Assets		5	Site is not thought to	contain any assets of archa	aeological inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeg nsultation Area	uarding Area. S	ite is not within a	
Defined Open Space	Site does not lie within an area defined as Open Space, an existing/prop Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies withi	n the Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily w	vithin the land o	classification/s: Grade 1,	
Protected Natural Features		5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		5		ot expected to be require			
Neighbouring Constraints		5	Site has no neighbour				
Proximity to Key Services		0		n walking distance of one	or more service	s and the City	
		-		am Ferrers Town Centre		•	
Community Facilities		3		ut additional strain on but			
			- ' '	ool/healthcare facility/pla	ce of worship/s	ports, leisure, or	
0		۸ ما:	recreation facility		dd		
Comments on Suitability		Adjace	nt to DSB. In range of bu	is stops. Vehicle access an			
Availability Criteria:				Availability	Rating:	Green	
Land Ownership		5		ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A					
Allocation  Comments on Availability		Agreed	overage with previous	owner re residential devel	opment on son	ne of the land.	
Achievability Criteria:		-		Achievabili		Yellow	
Viability		5	Development is likely		.,	1	
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability		т	, - 3.0				
Comments on Achievability							

Site Address:	SHELAA Reference:	CFS23	3	RAG Rating:	Red	30	0 May 2023	
Developable Site Area (ha):   Site Site In Sta	Site Address:	Land S	outh Ea	st of Rettendon Place	e, Main Road, Rettendon,	Chelmsford		
Potential Yield: 371   Typology: 27   Potential Yield: 371   Typology: 27   Potential Yield: 371   Typology: 3   Potential Yield: 371   Typology: 6   Potential Yield: 371   Typology: 6   Potential Yield: 371   Typology: 6   Potential Yield: 371   Typology: 6   Potential Yield: 371   Typology: 6   Potential Yield: 371   Typology: 6   Potential Yield: 371   Typology: 6   Potential Yield: 371   Typology: 6   Potential Yield: 371   Typology: 6   Potential Yield: 371   Typology: 7   Potential Yield: 371   Typology: 7   Potential Yield: 371   Typology: 7   Typology: 7   Potential Yield: 371   Typology: 7   Typology	Parish:	Retten	don		Total Score:	102		
Proposed Use:   Residential   Comments on the size of site:	Developable Site Area	30.32			Reason for			
Proposed Use:   Residential   Comments on the size of site:	(ha):				discounted areas:			
Suitability Criteria:  Suitability Rating:  Red  Proximity to Employment Areas  5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within Alom walking distance of an employment allocation  Public Transport  5 Site is within Alom walking distance of an employment allocation  Public Transport  5 Site is within 100m walking distance of an employment allocation  Public Transport  5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance of one or more services  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  Non-Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Aleritage Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals or Waste Consultation Area  Site does not site within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space  Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  1 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Sit	Potential Yield:	371			Typology:	27		
Suitability Criteria:   Suitability Rating:   Red	Proposed Use:	Reside	ntial		Comments on the size			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Impact on Retail Areas   5   Development does not result in the loss of established shops and services within   Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Site is within XEM walking distance of an employment allocation   Public Transport   5   Site is within XEM walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within XEM walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   PROW and Cycling Connectivity   5   Site is within 30m walking distance to either a PROW or cycle network   PROW and Cycling Connectivity   5   Site is within 30m walking distance to either a PROW or cycle network   PROW and Cycling Connectivity   5   Site does not contain any designated heritage assets   Strategic Road Access   N/A   Site does not contain any designated heritage assets   Stream or contain any non-designated heritage assets   Stream or contain any assets of achieval heritage assets   Stream or contain any assets of achieval heritage assets   Stream or contain any assets of achieval heritage assets   Stream or					of site:			
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ating:	Red	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  Proximity to the Workplace  Site is within 2Mm walking distance of an employment allocation  Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling whicle access into/adjacent to the site  Vehicle Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any designated heritage assets  Archaeological Assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  Flood Risk Constraints  5 Site is within a Within in 100 within in 100 within in 100 within in 100 within 100	Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation				
Neighbourhood Centres	Impact on Retail Areas		5	·				
Proximity to the Workplace Public Transport Site is within 20m walking distance of an employment allocation Public Transport Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Vehicle Access Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Strategic Road Access N/A Designated Heritage Assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site foes not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Orber' Green Space Green Belt & Green Wedge Under Wedge Land Classification Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site judicy or Wholly comprises of one or more protected natural features Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities  Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/188y/064.  Availability Criteria:  Auailability Criteria:  Auailability Criteria:  Achievability Criteri				· · · · · · · · · · · · · · · · · · ·				
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance to either a PROW or cycle network PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Provided Access N/A  Designated Heritage Assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any assets of archaeological interest  Minerals & Waste Constraints Site does not contain any assets of archaeological interest  Minerals & Waste Constraints Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge Office of Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge  Land Classification Office of Grade 2 or Grade 3  Protected Natural Features Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Froduct Constraints Site is in excess of 500m from a designated AQMA  Ground Condition Constraints Site is in excess of 500m from a designated AQMA  Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services Office is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria: Availability Rating: Green  Availability Rating: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievabilit	Provimity to the Workplace		5			ent allocation	1	
PROW and Cycling Connectivity  5	· · · · · · · · · · · · · · · · · · ·						<u>'</u>	
Vehicle Access	•	ivity					network	
Strategic Road Access   N/A		ivity					Tetwork	
Designated Heritage Assets   Site does not contain any designated heritage assets								
Non-Designated Heritage Assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 1 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria: Availability Rating: Green  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Achievability Criteria: Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Achievability Rating:  Achievability Pations	_			Site does not contain :	any designated heritage asse	its		
Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5 ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is ne sees of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability  Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria:  Availability Rating:  Availability Rating:  Availability Rating:  Area  Achievability Criteria:					, ,			
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  10 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Alallocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Vellow		33613					2¢†	
Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Green Belt & Green Wedge		nts		Less than 5ha of a site	is within a Minerals Safegua			
The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	Defined Open Space		5	Site does not lie within	n an area defined as Open Sp	ace, an existi	ing/proposed Country	
Land Classification  O  Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  Flood Risk Constraints  S  Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Condition Constraints  S  Ground treatment is not expected to be required  Neighbouring Constraints  Froximity to Key Services  O  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  D  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Availability Criteria:  Land Ownership  Land Condition  S  Held by developer/willing owner/public sector  Land Condition  S  Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Viability  S  Development is likely viable	Croop Dolt 9 Croop Wodge		0			ha Matranali	tan Groon Bolt or Groon	
Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints S Site is wholly within Flood Zone 1  Air Quality Management Areas Ground Constraints S Ground treatment is not expected to a required  Neighbouring Constraints S Site has no neighbouring constraints Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities S Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria: Availability Rating: Green  Land Ownership S Held by developer/willing owner/public sector  Land Condition S Vacant land & buildings  Legal Constraints S Site does not face any known legal issues  Planning Permission or Allocation  Achievability Criteria: Achievability Rating: Yellow  Viability  Viability S Development is likely viable			Wedge					
Flood Risk Constraints  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria:  Land Ownership  SHeld by developer/willing owner/public sector  Land Condition  Site does not face any known legal issues  Planning Permission or Allocation  Achievability Criteria:  Achievability Rating:  Yellow  Viability  SDevelopment is likely viable	Land Classification		0	Grade 2 or Grade 3				
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable	Protected Natural Features		0					
Ground Condition Constraints  Neighbouring Constraints  Froximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Achievability Rating: Yellow  Viability  5 Development is likely viable	Flood Risk Constraints		5	,				
Neighbouring Constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Viability  Viability  5 Development is likely viable	•			Site is in excess of 500m from a designated AQMA				
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable		nts						
Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria:  Land Ownership  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Viability  5 Development is likely viable				_	-			
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Viability  5 Development is likely viable	Proximity to Key Services		0		_	more service	s and the City	
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Viability  5 Development is likely viable	Community Facilities		3					
Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Validation  Achievability Criteria:  Achievability Rating:  Achievability Rating:  Yellow					ool/healthcare facility/place	of worship/s	ports, leisure, or	
Availability Criteria:  Land Ownership  S  Held by developer/willing owner/public sector  Land Condition  S  Vacant land & buildings  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Achievability Rating:  Yellow				•				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable	Comments on Suitability					from the Ma	in Road into Rettendon.	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable	Availability Criteria:				Availability F	Rating:	Green	
Legal Constraints  Development is likely viable  5 Vacant land & buildings  5 Site does not face any known legal issues  N/A  N/A  Achievability Criteria:  Development is likely viable	•		5	Held by developer/wil		<del>-</del>	•	
Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Viability  5 Development is likely viable								
Planning Permission or Allocation  Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Viability  5 Development is likely viable								
Allocation  Comments on Availability  Agreed overage with previous owner re-residential development on some of the land.  Achievability Criteria:  Viability  5 Development is likely viable				<u>'</u>	<u> </u>			
Comments on Availability  Agreed overage with previous owner re residential development on some of the land.  Achievability Criteria:  Viability  Achievability Rating:  Vellow  Development is likely viable			,					
Viability 5 Development is likely viable	Comments on Availability		Agreed	overage with previous	owner re residential develop	ment on som	e of the land.	
	<b>Achievability Criteria:</b>				Achievability	Rating:	Yellow	
Timescale for Deliverability 4 Over 5 years	Viability		5	Development is likely	viable			
The state of the s	Timescale for Deliverability		4	Over 5 years				
Comments on Achievability	Comments on Achievability							

SHELAA Reference:	CFS234	1	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land N	orth Ea	st of Rettendon Turn	pike, Rettendon, Chelmsf	ford		
Parish:	Retten	don		Total Score:	107		
Developable Site Area	9.36			Reason for			
(ha):				discounted areas:			
Potential Yield:	161			Typology:	2		
Proposed Use:	Resider	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability R	ating:	Red	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	ent allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	shed shops ar	nd services within	
·			Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers <sup>-</sup> es	Town Centre	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of an employm	nent allocation	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	5	5	Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological intere	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeguansultation Area	arding Area. S	ite is not within a	
Defined Open Space	5 Site does not lie Park or 'Other' (			ո an area defined as Open Տ <mark>ր</mark> Տpace	oace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within t	the Metropoli	itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,	
Protected Natural Features	;	5		m of any locally designated international/national design	•		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		5	Site has no neighbour	ing constraints			
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities		3	·	ut additional strain on but n	ot result in th	ne loss of on an	
•			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability			e of DSB. In range of bus don turnpike.	stops. This site has access f	rom the Woo	dham Road and	
Availability Criteria:		netten	ион ситиріке.	Availability I	Pating	Green	
•		г	Hold by developer (will	ling owner/public sector	varing:	GIEEH	
Land Ownership		5	Vacant land & building				
Land Condition			Site does not face any				
Legal Constraints		5	Site does not race any	viiowii iegai issues			
Planning Permission or Allocation		N/A					
Comments on Availability		Agreed	l overage with previous	owner re residential develop	oment on som	ne of the land.	
Achievability Criteria:	Achievability Criteria: Achievability Rating: Yellow						
Viability		5	Development is likely			1	
Timescale for Deliverability	,	4	Over 5 years				
Comments on Achievability			ı				

C'. A I I	ference: CFS235 RAG Rating: Yellow 30 May 2023						
Site Address:	Rembrand	lt House Blasford Hill Li	ttle Waltham C	helmsford Esse	x CM3 3F	PF	
Parish:	Little Walt	ham	Total Score	: 1	.02		
Developable Site Area	0.3		Reason for				
(ha):			discounted	areas:			
Potential Yield:	9		Typology:	1	17		
Proposed Use:	Residentia	al	Comments	on the size			
			of site:				
Suitability Criteria:				tability Rati		Yellow	
Proximity to Employment Ar	eas 5	Site is outside of an	y existing/propos	ed employment	allocation		
Impact on Retail Areas	5	•	Development does not result in the loss of established shops and services within				
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
Dravimity to the Medulas	5		Neighbourhood Centres Site is within 2km walking distance of an employment allocation				
Proximity to the Workplace	5	Site is within 400m				<u> </u>	
Public Transport	_	Site is not connecte				rk	
PROW and Cycling Connective	vity 0	A route exists enabl				TIN.	
Vehicle Access Strategic Road Access	N/		mg vernicle access	anto, aujacent ti	o the site		
	5	Site does not contai	in any designated	horitago accoto			
Designated Heritage Assets		Site does not contai			cotc		
Non-Designated Heritage As	5	Site is not thought t				oct	
Archaeological Assets Minerals & Waste Constrain		Less than 5ha of a si	•				
winerais & waste Constrain	ts 5	Minerals or Waste (		•	ng Area. S	ite is not within a	
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Cou Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge	e 0 The majority of the site (90% or more) lies within the Metropolitan Green Bel Wedge			tan Green Belt or Green			
Land Classification	0	Site is predominant Grade 2 or Grade 3	ly Greenfield and	primarily within	the land c	lassification/s: Grade 1,	
Protected Natural Features	0	Site partially or who	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints	5		Site is wholly within Flood Zone 1				
Air Quality Management Are	eas 5	Site is in excess of 5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	ts 5	Ground treatment is	s not expected to	be required			
Neighbouring Constraints	5	Site has no neighbo	uring constraints				
Proximity to Key Services	3	Site is within 2km w Woodham Ferrers T		f all services and,	or the Cit	y Centre/South	
Community Facilities	5	Development would existing/proposed s recreation facility					
Comments on Suitability	Οι	itside of DSB. In range of b	ous stops. 0.011ha	a protected unde	r TPO/201	1/006, TPO/2018/005.	
Availability Criteria:	<u> </u>		Ava	ailability Rat	ting:	Green	
Land Ownership	5	Held by developer/v				ı	
Land Condition	4	Established single u					
Legal Constraints	5	Site does not face a		sues			
Planning Permission or	N/						
Allocation							
Comments on Availability	Sit	e currently in use for othe	r purposes.				
Achievability Criteria:			Acl	hievability R	ating:	Green	
Viability	5	Development is like					
Timescale for Deliverability	5	Up to 5 years					
		1 ' '					

SHELAA Reference: C	CFS23	6	RAG Rating:	Red		30 May 2023		
Site Address:	Land N	orth W	est of Sundayville, Lyı	nfords	Drive, Runwell, Wi	ckford		
Parish:	Runwe	H.		Total	Score:	103		
Developable Site Area	18.241			Reas	on for	Gas pipe a	and Buffer (0.123ha),	
(ha):				disco	unted areas:	Electricity line (0.236ha)		
Potential Yield:	313			Туро	logy:	1+36		
Proposed Use:	Mixed	Use			ments on the size		e is potentially suitable	
				of sit	e:	for all employment use		
Suitability Criteria:					Suitability Ra		Red	
Proximity to Employment Ar	reas	5	Site is outside of any e					
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, Soutl		-		
Proximity to the Workplace		5	Site is within 2km wall	king dis	tance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	ılking di	stance of one or mor	e services		
PROW and Cycling Connectiv	vity	5	Site is within 100m wa	lking di	stance to either a PR	OW or cycle i	network	
Vehicle Access		5	A route exists enabling	g vehicle	e access into/adjacen	t to the site		
Strategic Road Access		4	Site has direct access t	to or is	adjacent to a primary	road networ	rk	
Designated Heritage Assets		5	Site does not contain a	any des	ignated heritage asse	ts		
Non-Designated Heritage As	sets	5	Site does not contain a	any non	-designated heritage	assets		
Archaeological Assets		5	Site is not thought to o	contain	any assets of archaed	ological intere	est	
Minerals & Waste Constrain	traints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with			ite is not within a				
			Minerals or Waste Cor					
Defined Open Space		5	Site does not lie within Park or 'Other' Green	Space				
Green Belt & Green Wedge	The majority of the site (90% or more) lies within the Metropolitan Green Be Wedge			itan Green Belt or Green				
Land Classification		0	Site is predominantly ( Grade 2 or Grade 3	Greenfi	eld and primarily with	in the land o	classification/s: Grade 1,	
Protected Natural Features		3	Site does not comprise	e of any	protected natural fea	atures but is	within 100m of a locally	
			designated protected			m of an inte	rnational/national	
Fland Birds Comments			designated protected					
Flood Risk Constraints		5	Site is wholly within Fl Site is in excess of 500					
Air Quality Management Are		5	Ground treatment is e			ort of the cite	<b>.</b>	
Ground Condition Constraint	ts	3	Site has neighbouring					
Neighbouring Constraints		0	Site is in excess of 2km		•			
Proximity to Key Services		U	Centre/South Woodha		•	HOLE SELVICE	and the city	
Community Facilities		3	Development would p existing/proposed sch- recreation facility	ut addi	tional strain on but no			
Comments on Suitability		Outside SOPCO	e of DSB. In range of bus	stops.	Adjacent to Runwell I	Hospital cont	aminated land	
Availability Criteria:		331 30			Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling ow			5.00	
Land Condition		5	Vacant land & building		, <sub>1</sub> ,			
Legal Constraints		5	Site does not face any	-	legal issues			
Planning Permission or		N/A	1 - 12 222 1.00 1.000 0117		-0			
Allocation		, , ,						
Comments on Availability		Electric pylons run through the site.						
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	•		1	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			L					

SHELAA Reference:	CFS23	8	RAG Rating:	Red		3	0 May 2023	
Site Address:	Parkla	nds We	st Hanningfield Road,	Great Baddo	w, Chelmsfo	rd, Essex Cl	M2 8HR	
Parish:	Great	Baddov	I	Total Score:		106		
Developable Site Area	0.17			Reason for				
(ha):				discounted	areas:			
Potential Yield:	5			Typology:		18		
Proposed Use:	Reside	ential		Comments of site:	on the size			
Suitability Criteria:				Sui	tability Ra	iting:	Red	
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South Wood es	nam Ferrers T	own Centre	or any designated	
Proximity to the Workplace	<u>;</u>	5	Site is within 2km wal	king distance of	an employm	ent allocatio	1	
Public Transport		5	Site is within 400m wa	alking distance of	of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t				ork	
Vehicle Access		5	A route exists enabling	g vehicle access	into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain					
Non-Designated Heritage A	ssets	5	Site does not contain					
Archaeological Assets		5	Site is not thought to	contain any ass	ets of archaed	ological inter	est	
Minerals & Waste Constrain	Alinerals & Waste Constraints  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area							
Defined Open Space 5			Site does not lie within Park or 'Other' Green		ed as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	en Belt & Green Wedge 0			e (90% or more	) lies within t	he Metropol	tan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and	primarily with	in the land o	lassification/s: Grade 1,	
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural feature	or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	ot expected to	be required			
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov		all services a	nd/or the Cit	y Centre/South	
Community Facilities		5	Development would n existing/proposed sch recreation facility	ool/healthcare	facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Adjace	nt to Urban Area. In ran	ge of bus stops.	Present pede	estrian acces	s via 'Parklands'.	
Availability Criteria:				Ava	ailability R	ating:	Green	
Land Ownership		5	Held by developer/wil				1	
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known legal iss	ues			
Planning Permission or Allocation		N/A	•					
Comments on Availability		Forms	part of residential garde	n				
Achievability Criteria:					nievability	Rating:	Green	
Viability		5	Development is likely				1	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			· ·					

SHELAA Reference: 0	CFS239	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land Sout	h of The Old Rectory, Ma	ashbury Road, Chignal St Ja	ames			
Parish:	Chignal		Total Score:	113			
Developable Site Area	0.13		Reason for				
(ha):			discounted areas:				
Potential Yield:	4		Typology:	18			
Proposed Use:	Residentia	ıl	Comments on the size				
			of site:				
Suitability Criteria:			Suitability Rating: Amber				
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation	1		
Impact on Retail Areas	5	· ·	ot result in the loss of establis	•			
		•	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
Dravimity to the Warksland	-	Neighbourhood Cent	res alking distance of an employm	ont allocatio	n		
Proximity to the Workplace	5		valking distance of one or mor		II		
Public Transport			valking distance to either a PR		natwork		
PROW and Cycling Connecti	vity 5		ng vehicle access into/adjacen		Hetwork		
Vehicle Access Strategic Road Access	N/		ilg verificie access into/aujacen	it to the site			
_			a any designated heritage asse	**c			
Designated Heritage Assets	ssets 3		any designated heritage asse e or more non-designated he				
Non-Designated Heritage As			contain any assets of archaed		roct		
Archaeological Assets Minerals & Waste Constrain	1ts 5		•				
Willierais & Waste Constrain	11.5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie with Park or 'Other' Greer	iin an area defined as Open Sp n Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0		Greenfield and primarily with				
Protected Natural Features	5	Site is in excess of 10	Om of any locally designated payinternational design				
Flood Risk Constraints	5		excess of 500m of any international/national designated protected natural features  Site is wholly within Flood Zone 1				
Air Quality Management Are			Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain			Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbou					
Proximity to Key Services	0	Site is in excess of 2k	m walking distance of one or	more service	es and the City		
Community Facilities	5	Development would	not result in the loss of nor pu hool/healthcare facility/place				
Comments on Suitability	Ou		us stops. Site has road frontag	e. Adjacent t	o buildings of local value.		
Availability Criteria:	•		Availability F	Rating:	Green		
Land Ownership	5	Held by developer/w	rilling owner/public sector				
Land Condition	5	Vacant land & buildir					
Legal Constraints	5	Site does not face an	y known legal issues				
Planning Permission or		N/A					
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
•	5	Development is likely					
Viability		Develope.is ie.	, ,,,,,,,				
Timescale for Deliverability	5	Up to 5 years	, 110010				

Site Address:   Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath, Billericay Parish:   South Hanningfield   Total Score:   108	SHELAA Reference:	CFS240	)	RAG Rating:	Red	3	0 May 2023	
Developable Site Area (fis):  Protential Yield:  11	Site Address:	Land be	etw <u>ee</u> n	Windsor Road and O	ak Road, Downham Roa	d, Ramsden	Heath, Billericay	
Comments on the size   Comments on the size   Comments on the size	Parish:	South F	Hannin	gfield	Total Score:	108		
Potential Yield:   Residential	Developable Site Area	0.38			Reason for			
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Red	(ha):				discounted areas:			
Suitability Criteria:  Suitability Criteria:  Suitability Rating:  Red  Proximity to Employment Areas  S Site is adjacent to an existing/proposed employment allocation  Impact on Retail Areas  S Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrees Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  S Site is within 2Mm walking distance of an employment allocation  Public Transport  S Site is within 2Mm walking distance of an employment allocation  PROW and Cycling Connectivity  S Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  S A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  S Site does not contain any designated heritage assets  Archaeological Assets  S Site does not contain any designated heritage assets  Archaeological Assets  S Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constitution  S Waste Constitution  S Waste Constitution  Minerals & Waste Consultation Area  Defined Open Space  S Site does not to cinatin any non-designated heritage assets  S Site does not under a site in within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals of Waste Consultation Area  Defined Open Space  S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other Green Space  Green Belt & Green Wedge  U The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  S Site is in excess of 500m of any incentional designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/nati	Potential Yield:	11			Typology: 17			
Suitability Criteria:   Suitability Rating:   Red	Proposed Use:	Resider	ntial	Comments on the size				
Proximity to Employment Areas   3   Site is adjacent to an existing/proposed employment allocation					of site:			
Impact on Retail Areas    S	Suitability Criteria:				Suitability R	ating:	Red	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace   5	Proximity to Employment A	reas	3	Site is adjacent to an existing/proposed employment allocation				
Neighbourhood Centres	Impact on Retail Areas		5	Development does no	t result in the loss of establ	ished shops ar	nd services within	
Proximity to the Workplace   5   Site is within 2km walking distance of an employment allocation   Public Transport   5   Site is within 12km walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   5   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   N/A   Designated Heritage Assets   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Defined Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Green Belt & Green Wedge   0   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   Land Classification   0   Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3   Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre    Community Facilities   5   Site is in excess of 2km walking distance to one or more services and the City Centre (100 proposed school/healthare facility/place of worship/sports, leisure, or recreation facility    Comments on Suitability   5   Development is likely v						Town Centre	or any designated	
Public Transport  PROW and Cycling Connectivity  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country  Park or 'Other' Green Space  Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green  Wedge  Land Classification  2 Site is in excess of 100m of any locally designated protected natural features and in  excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m for any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m for any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m for any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m for any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m for any international/national designated protected natural features  Flood Risk Constraints  Flood Risk Constraints  5 Site is in excess of 500m for any locally designated AQ								
PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any sasets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not twithin a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space  Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  2 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  5 Site has no neighbouring constraints  7 Site is nexcess of 500m from a designated AQMA  Ground Every Services  O Site is nexcess of 500m from a designated of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Site has no neighbouring constraints  5 Site has no neighbouring constraints  5 Site has no neighbouring constraints  5 Site has no neighbouring constraints  5 Site has no neighbouring constraints  5 Site has no neighbouring constraints  5 Site has no neighbouring constraints  6 Development would not result in the loss of nor put additional strain on an existin	· · · · · · · · · · · · · · · · · · ·	:					n	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Frotected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of Site is in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria:								
Designated Heritage Assets   5	PROW and Cycling Connect	ivity					network	
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site							
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Medge   Medg	Strategic Road Access N/A							
Archaeological Assets    Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   Site is shan Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Designated Heritage Assets		5	Site does not contain a	any designated heritage ass	ets		
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 520m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritag	e assets		
Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification  2 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features are services of Solom of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:  Availability Criteria:  Availability Rating:  Green  Viability Site does not face any known legal issues  Planning Permission or Allocation Comments on Availability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Archaeological Assets		5	Site is not thought to	contain any assets of archae	eological inter	est	
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Wedge 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features services of Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria: Availability Rating: Green  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability 5 Development is likely viable  Timescale for Deliverability 5 Development is likely viable	Minerals & Waste Constrain	nts	5		_	arding Area. S	ite is not within a	
Wedge	Defined Open Space					ing/proposed Country		
Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  Froximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green	Green Belt & Green Wedge	!				itan Green Belt or Green		
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Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria:  Land Ownership  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Green  Development is likely viable  Timescale for Deliverability  Up to 5 years	Protected Natural Features		5			•		
Second Condition Constraints   5   Ground treatment is not expected to be required	Flood Risk Constraints		5					
Size of the second condition Constraints   5   Ground treatment is not expected to be required	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQM	A		
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years			5	Ground treatment is n	ot expected to be required			
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbouri	ng constraints			
Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		0		_	more service	s and the City	
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years				·				
recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Community Facilities		5	•	•			
Comments on Suitability  Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.  Availability Criteria:  Land Ownership  Land Condition  S  Vacant land & buildings  Legal Constraints  S  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  S  Development is likely viable  Timescale for Deliverability  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  Availability Rating:  S  Been					ooi/fiealtricare facility/plac	e or worship/s	ports, leisure, or	
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  S  Development is likely viable  Timescale for Deliverability  S  Held by developer/willing owner/public sector  Vacant land & buildings  Site does not face any known legal issues  N/A  Achievability Rating:  Green  Achievability Rating:  Green  Up to 5 years	Comments on Suitability		Adjace		s stops. Access from Down	ham Road, Wi	ndsor Road & Oak Road.	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years					Availability	Rating:	Green	
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	•		5	Held by developer/wil				
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years					•			
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years								
Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years				· · · · · · · · · · · · · · · · · · ·				
Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable Timescale for Deliverability  5 Up to 5 years			N/A					
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years								
Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:				Achievabilit	y Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	Viability		5	Development is likely	viable			
	•							
COMMICHES ON ACHIC (ADMIL)	Comments on Achievability		-	<u> </u>				

SHELAA Reference:	CFS241	<u> </u>	RAG Rating:	Amb	er	3	0 May 2023	
Site Address:	Civic Ce	entre La	and Site, Duke Street,	, Chelms	ford			
Parish:	Chelms	ford		Total S	core:	102		
Developable Site Area	1.926			Reason	n for	Electricity substation (0.004ha)		
(ha):				discou	nted areas:	, , ,		
Potential Yield:	197			Typolo	gy:	13+31+35		
Proposed Use:	Mixed	Use		Comm	ents on the size	Size of site is potentially suitable		
				of site:		for all employment use		
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment Areas 3			Site is adjacent to an e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
Dunington to the Manhalan		_	Neighbourhood Centre Site is within 2km wall		nco of an amplaym	ont allocation	n	
Proximity to the Workplace		5	Site is within 400m wa				II	
Public Transport		5	Site is within 100m wa				notwork	
PROW and Cycling Connect	ivity	5	A route exists enabling				Hetwork	
Vehicle Access Strategic Road Access		4	Site has direct access t		-		rk	
		0	Site rias direct access i				IK .	
Designated Heritage Assets		0	Site contains one or m		<u> </u>			
Non-Designated Heritage A	ssets	5					oct	
Archaeological Assets Minerals & Waste Constrain	ntc	5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willielais & Waste Constian	111.5	5	Minerals or Waste Co			ruing Area. 3	once is not within a	
Defined Open Space		5				ace, an exist	ing/proposed Country	
<u> </u>			Park or 'Other' Green	•				
Green Belt & Green Wedge		5	Site does not lie within	n the Met	ropolitan Green Be	lt or Green V	Vedge	
Land Classification		5	Site is predominantly					
Protected Natural Features	;	3					within 100m of a locally	
			designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints	1103	0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		5	Site is within 800m wa					
Troximity to Key Services		5	Woodham Ferrers Tov	_		and, or the c	ary centre, south	
Community Facilities		0	Development would re				chool/healthcare	
·			facility/place of worsh					
Comments on Suitability			Urban Area. Within rang					
A . 11 - 1 - 12 12 1		Partiali	y within conservation ar	rea. Part C		<u> </u>		
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil		er/public sector			
Land Condition		2	Established multiple u					
Legal Constraints		5	Site does not face any					
Planning Permission or		Site is	already allocated in L	ocal Pla	n torming SGS1e			
Allocation		Eloctric	ity substation on site. Si	ito curron	the in use for other	nurnocos		
Comments on Availability		Electric	ary substation on site. Si	ite curren			6	
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS243	3	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Play Ar	ea, Jub	ilee Rise, Danbury, Ch	nelmsford			
Parish:	Danbui		• • • • • • • • • • • • • • • • • • • •	Total Score:	115		
Developable Site Area	0.05			Reason for			
(ha):				discounted areas:			
Potential Yield:	2			Typology:	19		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation		
Impact on Retail Areas		5	•	t result in the loss of establis	•		
			· ·	e, South Woodham Ferrers 1	Town Centre	or any designated	
Duarrianita da de a Mandrala da		_	Neighbourhood Centre	es king distance of an employm	ont allocation	n	
Proximity to the Workplace	!	5		m walking distance from all		II	
Public Transport	is eiths e	5		alking distance to either a PR		notwork	
PROW and Cycling Connect Vehicle Access	ivity	5		g vehicle access into/adjacer		IICLWOIN	
Strategic Road Access		N/A	A TOUTE EXISTS ELIGIBILITY	s vernicle access into/aujacer	ונ נט נוופ אונפ		
		5 5	Sita doos not contain	any designated heritage asse	ntc.		
Designated Heritage Assets		5		any non-designated heritage			
Non-Designated Heritage A Archaeological Assets	35612	5				ect	
Minerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constraints 5			Minerals or Waste Consultation Area				
Defined Open Space		5		n an area defined as Open Sp	ace, an exist	ing/proposed Country	
<u> </u>			Park or 'Other' Green				
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be			
Land Classification		3		Greenfield and primarily witl 4, Grade 5, non-agricultural	-		
Protected Natural Features		5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	.036	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints	11.5	5	Site has no neighbouri				
Proximity to Key Services		3		king distance of all services a	nd/or the Cit	ty Centre/South	
Community Facilities		5	Development would n	ot result in the loss of nor proool/healthcare facility/place			
Comments on Suitability		Within					
Availability Criteria:				Availability F	2ating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector	willig.	GIECH	
Land Condition		4	Established single use				
Legal Constraints		5	· ·				
Planning Permission or		N/A					
Allocation		. 1/ 🔼					
Comments on Availability		Electric	city substation on site.				
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			. ,				
23Terres of Acrite vability							

Allotment Gardens, Hill Road South, Chelmsford   Total Score: 87	SHELAA Reference:	CFS25	3	RAG Rating:	Yellow	30	0 May 2023		
Developable Site Area   2.38   Reason for discounted areas:   Propential Yield:   47   Typology:   3	Site Address:	Allotm	ent Gar	dens, Hill Road South	, Chelmsford				
Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on Retail Areas   S   Size is outside of any existing/proposed employment allocation   Chemistrophy	Parish:	Chelm	sford		Total Score:	87			
Potential Yield:   47   Residential   Comments on the size of site:   Comments on the size of site:   Comments on the size of site:   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Vellow	Developable Site Area	2.38			Reason for				
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Yellow	(ha):				discounted areas:				
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Yellow	Potential Yield:	47			Typology:	3			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ntial						
Impact on Retail Areas    S	Suitability Criteria:	<u> </u>			Suitability Ra	ating:	Yellow		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 400m walking distance of an employment allocation  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural feature but is within 100m of a locally designated protected natural feature or writhin 500m of an international/national designated protected natural feature or writhin 50m or an international/national designated protected natural feature or writhin 50m or an international/national designated protected natural feature or writhin 50m or an international/national designated protected natural feature or writhin 50m or an international/national designated protected natural feature or writhin 50m or an international/national designated protected natural feature or writhin 50m or an international/national designated protected natural feature or writhin 50m or an international/national desig	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation			
Public Transport  PROW and Cycling Connectivity  OSite is not connected to either an existing PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals a Waste Constraints  5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  O OVer 50% of the site area is within Flood Zone 3  Air Quality Management Areas  3 Site is within 500m from a designated AQMA  Ground Condition Constraints  Proximity to Key Service	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers T es	Town Centre	or any designated		
PROW and Cycling Connectivity  Vehicle Access  5	Proximity to the Workplace	2	5	Site is within 2km wall	king distance of an employm	ent allocation	า		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any non-designated heritage assets  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use wedge  Protected Natural Features 3 Site does not comprise of any protected natural feature but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an internation	Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services			
Designated Heritage Assets   3   Site is adjacent to one or more designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest	PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork		
Designated Heritage Assets   3   Site is adjacent to one or more designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Park or Other Green Space   3   Site partially lies within an area defined as Open Space, an existing/proposed Country Park or Other Green Space   0   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   0   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   0   Site is predominantly Greenfield and primarily within the agricultural land classification   3   Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   Protected Natural Features   3   Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 5	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets	Strategic Road Access		N/A						
Archaeological Assets  Minerals & Waste Constraints  Defined Open Space  3 Site partially lies within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  4 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  0 Over 50% of the site area is within Flood Zone 3  Air Quality Management Areas  3 Site is within 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885.  Availability Criteria:  Availability Rating:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Ac	Designated Heritage Assets	;	3	Site is adjacent to one	or more designated heritage	e assets			
Minerals & Waste Constraints	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Defined Open Space 3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Wedge Wedge Site is predominantly Greenfield and primarily within the agricultural land classification Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national/national feature or within 500m form a designated protected natural feature or within 500m of an international/national/national feature or within 500m form a designated protected natural feature or within 500m of an international/national feature or within 500m form and easignated protected natural feature or within 500m form and easignated protected natural feature or within 500m formation and international/national/national/national/national/national/national/national/national/national/national/national/national/national/national/nati	))			_	•				
Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural lear, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m for the site is within 500m for made and signature or within 500m for made and signature or within 500m for made and signa	Minerals & Waste Constrain	nts	5			uarding Area. Site is not within a			
Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national/national/national/national/national/national/national/national/national/national/national/national/national/national/national/national/nat	Defined Open Space	Park or 'Other' Green Space							
Classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   Protected Natural Features   Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m or more) of the site of the site is within 500m from a designated protected natural feature or within 500m or more) of the site is within 500m from a designated protected natural features but is within 500m from a designated protected natural features but is within 500m from a designated protected natural features but in the loss of or more) of the site is within 500m from a designated protected natural features but is within 500m from a designated protected natural features but in the loss of natural features and site is expected to be required on the majority (90% or more) of the site is within 500m from a designated protected natural features but in the loss of natural features but in the loss of natural features but in the loss of nat	Green Belt & Green Wedge	!	0		e (90% or more) lies within t	he Metropoli	tan Green Belt or Green		
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  0 Over 50% of the site area is within Flood Zone 3  Air Quality Management Areas  3 Site is within 500m from a designated AQMA  Ground Condition Constraints  0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  0 Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Vability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Classification								
Flood Risk Constraints  O Over 50% of the site area is within Flood Zone 3  Air Quality Management Areas 3 Site is within 500m from a designated AQMA  Ground Condition Constraints O Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints  Froximity to Key Services  Site has no neighbouring constraints  Proximity to Key Services  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885.  Availability Criteria:  Availability Rating:  Vellow  Legal Constraints  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885.  Availability Criteria:  Availability Rating:  Vellow  Legal Constraints  O Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Green  Viability  Development is likely viable	Protected Natural Features		3	designated protected	natural feature or within 500		•		
Ground Condition Constraints 0 Ground treatment is expected to be required on the majority (90% or more) of the site  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885.  Availability Criteria: Availability Rating: Yellow  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 0 Site faces known legal issues  Planning Permission or Allocation  Comments on Availability Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Flood Risk Constraints		0						
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	reas	3	Site is within 500m fro	te is within 500m from a designated AQMA				
Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885.  Availability Criteria:  Land Ownership  Land Condition  4 Established single use  Legal Constraints  0 Site faces known legal issues  Planning Permission or  Allocation  N/A  Allocation  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	,		0	Ground treatment is expected to be required on the majority (90% or more) of the site					
Woodham Ferrers Town Centre         Community Facilities       3       Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility         Comments on Suitability       Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Waterweadows (LoWS) borders the site. Contaminated land SOPC000885.         Availability Criteria:       Availability Rating:       Yellow         Land Ownership       5       Held by developer/willing owner/public sector         Land Condition       4       Established single use         Legal Constraints       0       Site faces known legal issues         Planning Permission or Allocation       N/A         Comments on Availability       Statutory allotment site. Site currently in use for other purposes.         Achievability Criteria:       Achievability Rating:       Green         Viability       5       Development is likely viable         Timescale for Deliverability       5       Up to 5 years	Neighbouring Constraints		5	Site has no neighbour	ing constraints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  0 Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		5			and/or the C	ity Centre/South		
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability  Achievability Criteria:  Waterweadows (LoWS) borders the site. Contaminated land SOPC000885.  Availability Rating: Yellow  Stablished single use  Legal Constraints O Site faces known legal issues  N/A  Allocation  Comments on Availability Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria: Viability S Development is likely viable  Timescale for Deliverability S Up to 5 years	Community Facilities			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or		
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use Legal Constraints 0 Site faces known legal issues  Planning Permission or Allocation  Comments on Availability Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability								
Legal Constraints  O Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  S Development is likely viable  Timescale for Deliverability  4 Established single use  N/A  Site faces known legal issues  N/A  Achievability Rating:  Green  Green	Availability Criteria:				Availability F	Rating:	Yellow		
Legal Constraints  O Site faces known legal issues  Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years			5		ling owner/public sector				
Planning Permission or Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Land Condition		4						
Allocation  Comments on Availability  Statutory allotment site. Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Legal Constraints		0	Site faces known legal	issues				
Comments on Availability     Statutory allotment site. Site currently in use for other purposes.       Achievability Criteria:     Achievability Rating:     Green       Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	9		N/A						
Achievability Criteria:     Achievability Rating:     Green       Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years			Statuto	ory allotment site. Site co	urrently in use for other purp	ooses.			
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years					Achievability	/ Rating:	Green		
Timescale for Deliverability 5 Up to 5 years	<u>`</u>		5	Development is likely					
	Comments on Achievability								

SHELAA Reference: 0	CFS254	RAG Rating:	Amber		3	0 May 2023		
Site Address:	Freighter	House Depot, Drovers Wa	ay, Boreham, Chel	msford		-		
Parish:	Boreham	, .	Total Score:		99			
Developable Site Area	2.807		Reason for		Gas pipe a	and Buffer (0.062ha),		
(ha):			discounted area	as:		Substation (0.001ha)		
Potential Yield:	252		Typology:		11+32+36	j		
Proposed Use:	Mixed Use	<u> </u>	Comments on t	he size	Size of sit	e is potentially suitable		
		of site: for all employment use				ployment use		
Suitability Criteria:			Suitab	ility Ra	ting:	Amber		
Proximity to Employment A	reas 0	Site is wholly/partiall	y located within an e	existing/pi	roposed emp	oloyment allocation		
Impact on Retail Areas	on Retail Areas  Development does not result in the loss of established shops and services Chelmsford City Centre, South Woodham Ferrers Town Centre or any des Neighbourhood Centres							
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an	employme	ent allocation	n		
Public Transport	5	Site is within 400m w						
PROW and Cycling Connecti	vity 0	Site is not connected			-	ork		
Vehicle Access	5	A route exists enabling	g vehicle access into	o/adjacen	t to the site			
Strategic Road Access	5	Site has direct access	to or is adjacent to	the strate	gic road net	work		
Designated Heritage Assets	5	Site does not contain	any designated heri	tage asset	ts			
Non-Designated Heritage As		Site does not contain	<u> </u>					
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		s Safegua	rding Area. S	ite is not within a		
Defined Open Space	5 Site does not lie within an area defined as Open Space Park or 'Other' Green Space				ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan	Green Bel	t or Green V	Vedge		
Land Classification	5	Site is predominantly	Previously Develop	ed Land				
<b>Protected Natural Features</b>	0	Site partially or wholl	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 50	Om from a designate	ed AQMA				
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is not expected to be required						
Neighbouring Constraints	0	Site has neighbouring	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To		l services :	and/or the C	ity Centre/South		
Community Facilities	3	Development would existing/proposed scl recreation facility						
Comments on Suitability	W	thin Urban Area. Within rar	nge of proposed rail	station &	bus stops. TI	PO/2000/040.		
Availability Criteria:			Availa	bility R	ating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public s	ector	<del></del>	1		
Land Condition	2	Established multiple	uses					
Legal Constraints	5	Site does not face an						
Planning Permission or	N/							
Allocation	·							
Comments on Availability	Sit	e currently in use for other	purposes. Entire site	is not wi	thin promote	ers control.		
<b>Achievability Criteria:</b>				vability	Rating:	Amber		
Viability	0	Development is likely	unviable					
Timescale for Deliverability	4	Over 5 years						
		•						

SHELAA Reference:	CFS255	RAG Rating:	Yell	ow	3	0 May 2023		
Site Address:	Brand and	Howes Ltd, 47 Baddo	w Road, C	Chelmsford, CM2 0	DD			
Parish:	Chelmsfo	rd	Tota	l Score:	99			
Developable Site Area	0.09		Reas	on for				
(ha):			disco	ounted areas:				
Potential Yield:	3		Туро	logy:	22+31			
Proposed Use:	Mixed Use	e	Com	ments on the size	Current si	ize of site is not		
			of sit	e:	suitable f	or large scale industrial		
					use			
Suitability Criteria:				Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas 5	Site is outside of ar	ny existing,	proposed employme	nt allocation			
Impact on Retail Areas	5	·	ntre, Sout	in the loss of establis n Woodham Ferrers T	•			
Proximity to the Workplace	5	Site is within 2km v	walking dis	tance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m	walking d	istance of one or mor	e services			
PROW and Cycling Connect	ivity 0	Site is not connecte	ed to eithe	r an existing PROW o	r cycle netwo	ork		
Vehicle Access	5	A route exists enab	ling vehicl	e access into/adjacen	t to the site			
Strategic Road Access	0	Site has no direct a network, a safegua		•	trategic road	network, primary road		
Designated Heritage Assets	3	Site is adjacent to o	one or mor	e designated heritage	e assets			
Non-Designated Heritage A	ssets 5	Site does not conta	in any nor	ı-designated heritage	assets			
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts 5	Less than 5ha of a s Minerals or Waste		in a Minerals Safegua on Area	ording Area. S	Site is not within a		
Defined Open Space	5	Park or 'Other' Gre	en Space			ing/proposed Country		
Green Belt & Green Wedge	: 5	Site does not lie wi	thin the M	etropolitan Green Be	lt or Green V	Vedge		
Land Classification	5	Site is predominan	Site is predominantly Previously Developed Land					
Protected Natural Features	3		ed natural	feature or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints	0	Over 50% of the sit						
Air Quality Management A		Site is within 500m from a designated AQMA						
Ground Condition Constrai			Ground treatment is expected to be required on the majority (90% or more) of the site					
Neighbouring Constraints	0	Site has neighbour	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	5	Site is within 800m Woodham Ferrers	_	istance of all services are	and/or the C	City Centre/South		
Community Facilities	5			It in the loss of nor pu althcare facility/place				
Comments on Suitability		ithin Urban Area. In range illey (LoWS). Contaminate				. Within 100m of Chelmer ows categories 3 and 4.		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership	5	Held by developer		ner/public sector				
Land Condition	5	Vacant land & build						
Legal Constraints	5	Site does not face a						
Planning Permission or Allocation	Si	te is already allocated i	n the Loc	al Plan forming par	t of CW1d			
Comments on Availability	Sit	e currently in use for other	er purpose	s. Entire site is not wi	ithin promote	ers control.		
Achievability Criteria:				Achievability		Green		
Viability	5	Development is like	ely viable	•				
Timescale for Deliverability		Up to 5 years						
Comments on Achievability								

SHELAA Reference:	CFS256		RAG Rating:	Green	3	0 May 2023		
Site Address:	Garages	rear c	of 44 St Nazaire Road,	Chelmsford				
Parish:	Chelmsf	ord		Total Score:	121			
Developable Site Area	0.24			Reason for				
(ha):				discounted areas:				
Potential Yield:	16			Typology:	9			
Proposed Use:	Resident	tial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Green		
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/proposed employm	ent allocation			
Impact on Retail Areas	Ţ	5	•	t result in the loss of establi	•			
			•	e, South Woodham Ferrers	Town Centre	or any designated		
D ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '		_	Neighbourhood Centre					
Proximity to the Workplace		5		king distance of an employn		n		
Public Transport		5		alking distance of one or mo		n aturarle		
PROW and Cycling Connect		5		alking distance to either a PF	-	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access		N/A	Site deer not contain	any designated baritage	otc			
Designated Heritage Assets		5		any designated heritage ass				
Non-Designated Heritage A		5		any non-designated heritage		oct		
Minerals & Waste Constrain	chaeological Assets 5 inerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willerais & Waste Constrain	Minerals or Waste Consultation Area					oite is not within a		
Defined Open Space					pace, an exist	ing/proposed Country		
	Park or 'Other' Green Space							
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green B	elt or Green V	Vedge		
Land Classification	Ţ	5		Previously Developed Land				
Protected Natural Features	3	3		e of any protected natural fe				
			- '	natural feature or within 50	0m of an inte	rnational/national		
Flood Risk Constraints		5	designated protected Site is wholly within Fl					
Air Quality Management Ar		5	· · · · · · · · · · · · · · · · · · ·	m from a designated AQMA	\			
Ground Condition Constrain		5		ot expected to be required	•			
Neighbouring Constraints		5	Site has no neighbouri	•				
Proximity to Key Services		5		alking distance of all services	and/or the C	ity Centre/South		
Troximity to key services	`	,	Woodham Ferrers Tov		ouna, or the c	nty centre/south		
Community Facilities	Ĺ	5	Development would n	ot result in the loss of nor p	ut additional	strain on an		
				ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on College like	,	M/i+hin	recreation facility Urban Area. In range of	husstans				
Comments on Suitability		vvitiiii	Orban Area. In range or			T		
Availability Criteria:				Availability	Rating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		3	Low intensity land use					
Legal Constraints		5	Site does not face any					
Planning Permission or	5	Site is	already allocated wit	hin the local Plan formin	g GSP1r			
Allocation		C:1	manathy in the Committee		talata a			
	Comments on Availability Site currently in use for other purposes. Entire site is not within promoters control.							
Achievability Criteria:				Achievabilit	y Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS257	7	RAG Rating:	Green	3	0 May 2023	
Site Address:	Garage	s rear o	of 27 Medway Close,	Chelmsford			
Parish:	Chelms	ford	-	Total Score:	113		
Developable Site Area	1.28			Reason for			
(ha):				discounted areas:			
Potential Yield:	29		Typology: 4				
Proposed Use:	Resider	ntial		Comments on the size			
·				of site:			
Suitability Criteria:				Suitability Ra	ating:	Green	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	ent allocation		
Impact on Retail Areas		5	Chelmsford City Centr	t result in the loss of establis e, South Woodham Ferrers T	•		
Dravimity to the Workplace		5	Neighbourhood Centr	es king distance of an employm	ent allocation	<u> </u>	
Proximity to the Workplace		5		alking distance of one or mor		1	
Public Transport						antwork	
PROW and Cycling Connect		5		alking distance to either a PR g vehicle access into/adjacer		ICLWUIK	
Vehicle Access		5	A TOULE EXISTS ETIABIIN	s verilcie access ilito/aujacer	it to the site		
Strategic Road Access		N/A	Cita dans not contain	any designated baritage asse			
Designated Heritage Assets		5		any designated heritage asse any non-designated heritage			
Non-Designated Heritage A	ssets	5					
Archaeological Assets	5 Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Cour				
Defined Open Space		5	Park or 'Other' Green		ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification		3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use				
Protected Natural Features	;	3		e of any protected natural fe natural feature or within 500 natural feature		•	
Flood Risk Constraints		1	25%-50% of the site a	rea is within Flood Zone 3			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		5	Site has no neighbour	ing constraints			
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	y Centre/South	
Community Facilities		3		ut additional strain on but n ool/healthcare facility/place			
Comments on Suitability		Within	Urban Area. In range of	bus stops.			
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector	-	•	
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation			already allocated in t ed, yet to be determi	he Local Plan forming GSI	P1s. Permiss	sion 21/00195/FUL	
Comments on Availability				rs control. Site currently in us	se for other p	urposes.	
Achievability Criteria:			p - 1000	Achievability		Green	
Viability		5	Development is likely				
Timescale for Deliverability	,	5	Up to 5 years				
Comments on Achievability		<u> </u>	op to 5 years				
comments on Acmevability							

SHELAA Reference:	CFS26	0	RAG Rating:	Green	3	0 May 2023		
Site Address:	Land N	lorth of	Galleywood Reservo	ir, Beehive Lane, Galleywo	ood, Chelms	sford		
Parish:	Galley	wood	-	Total Score:	114			
Developable Site Area	0.78			Reason for				
(ha):				discounted areas:				
Potential Yield:	17			Typology:	8			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	nting:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas		5	5 Development does not result in the loss of established shops and services with					
·			Chelmsford City Centr	e, South Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centr					
Proximity to the Workplace	!	5		king distance of an employm		n		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	0		to either an existing PROW o	-	ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5	_	contain any assets of archaed				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a		
Defined Open Space		3	Site partially lies withi	n an area defined as Open Sp	ace, an exist	ting/proposed Country		
Cross Balt & Cross Wodge		5	Park or 'Other' Green	Space n the Metropolitan Green Be	lt or Groon M	Vodgo		
Green Belt & Green Wedge				Previously Developed Land	it of Green v	veuge		
Land Classification		5 3		e of any protected natural fe	aturos but is	within 100m of a locally		
Protected Natural Features		3	•	natural feature or within 500		•		
			designated protected			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3	Site is within 2km wal	king distance of all services a	nd/or the Cit	y Centre/South		
			Woodham Ferrers Tov					
Community Facilities		5		ot result in the loss of nor pu				
			recreation facility	ool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability		Within	,	pps. Amenity Green Space. W	ithin 100m o	of Galleywood Common		
comments on suitability			and Local Nature Reser		200 0	cancy nood common		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	lling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any					
Planning Permission or				he Local Plan forming par	t of GSP4. F	Permission		
Allocation			397/OUT approved, a					
Comments on Availability			site not within promoter					
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			<u>,                                     </u>					
		1						

SHELAA Reference: 0	CFS261		RAG Rating:	Amb	er	3	0 May 2023	
Site Address:	Sandford	Mill	Water Works, Sandfo	rd Mill,	Springfield, Cheln	nsford		
Parish:	Springfiel			Total		75		
Developable Site Area	7.4			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	746			Typol	ogy:	28		
Proposed Use:	Residenti	al		Comn	ents on the size			
				of site	:			
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	reas 5		Site is outside of any e	xisting/p	roposed employme	nt allocation		
Impact on Retail Areas	5		Development does no	t result i	the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centre		Woodham Ferrers T	own Centre	or any designated	
	_		Neighbourhood Centro					
Proximity to the Workplace			Site is within 2km wall				1	
Public Transport	0	-	Site is in excess of 400				a atruorit	
PROW and Cycling Connecti			Site is within 100m wa				IELWUIK	
Vehicle Access	5		A route exists enabling	g venicie	access into/adjacen	t to the site		
Strategic Road Access		/A	C'I a constain a constain					
Designated Heritage Assets	0		Site contains one or m					
Non-Designated Heritage As		-	Site contains one or m					
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest  Site is wholly or partially within an identified Minerals Safeguarding Area and requires					
Minerals & Waste Constrain	nts 2		further assessment to	be unde	rtaken in the form o	f a Minerals	Resource Assessment	
Defined Open Space	3	3 Site partially lies within an area defined as Open Space, an existing/propose Park or 'Other' Green Space				ing/proposed Country		
Green Belt & Green Wedge	0	O The majority of the site (90% or more) lies within the Metropolitan Green Be Wedge				tan Green Belt or Green		
Land Classification	5		Site is predominantly I	Previous	y Developed Land			
<b>Protected Natural Features</b>	0		Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints	0		Over 50% of the site area is within Flood Zone 3					
Air Quality Management Ar	eas 5		Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 5		Ground treatment is not expected to be required					
Neighbouring Constraints	0		Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	3		Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South	
Community Facilities	0		Development would re facility/place of worsh				chool/healthcare	
Comments on Suitability			of DSB. Wholly within a 0.007ha LoWS.Loss of m			ouilding of lo	cal value. Other Green	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership	5		Held by developer/wil				1	
Land Condition	2		Established multiple u	ses				
Legal Constraints	5		Site does not face any	known l	egal issues			
Planning Permission or	Si	ite is a	already allocated in t	he Loca	Plan forming SPA	٠5		
Allocation			•		J			
Comments on Availability	Si	te is c	urrently in use for othe	r purpos	es.			
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5		Development is likely	viable				
Timescale for Deliverability	5		Up to 5 years					
Comments on Achievability					<u> </u>	·		

SHELAA Reference:	CFS26	2	RAG Rating:	Amber	3(	0 May 2023		
Site Address:	Land N	lorth W	est of Lockside Marin	a, Hill Road South, Chelm	sford			
Parish:	Chelm	sford		Total Score:	89			
Developable Site Area	1.8			Reason for				
(ha):				discounted areas:				
Potential Yield:	184			Typology:	13			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
			-	e, South Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centr					
Proximity to the Workplace	!	5		king distance of an employme		1		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		alking distance to either a PRO		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A			_			
Designated Heritage Assets								
Non-Designated Heritage A								
Archaeological Assets		5	•	•				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge		5		n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		5		Previously Developed Land				
Protected Natural Features		5		m of any locally designated p	rotected nat	tural features and in		
				international/national desig				
Flood Risk Constraints		0	Over 50% of the site a	rea is within Flood Zone 3				
Air Quality Management Ar	eas	3	Site is within 500m fro	om a designated AQMA				
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is e	expected to be required on pa	art of the site	!		
Neighbouring Constraints		0		constraints with no potentia				
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	ity Centre/South		
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place				
			recreation facility	ooi, nearthear e raeinty, place	01 <b>11</b> 013111p/3	ports, leisure, or		
Comments on Suitability			Urban Area. In range of 00407 and SOPC000408	bus stops. Partially within co	nservation a	rea. Contaminated land		
Availability Criteria:				Availability R	lating:	Amber		
Land Ownership		0	Known to be in particu	ularly complex/multiple owner		ı		
Land Condition		2	Established multiple u	<u> </u>	•			
Legal Constraints		3	Site may possibly face					
Planning Permission or					part of CW	/1e		
Allocation			Site is already allocated within the Local Plan forming part of CW1e					
Comments on Availability			Multiple ownership. Multiple leases on site. Part of the site currently in use for other purposes.					
Achievability Criteria:			·	Achievability	Rating:	Amber		
Viability		0	Development is likely	•		1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		-	<u>, , , , , , , , , , , , , , , , , , , </u>					
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SHELAA Reference:	CFS26	3	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Baddo	w Road	Car Park, Baddow Ro	ad, Chelmsford				
Parish:	Chelm	sford		Total Score:	100			
Developable Site Area	0.88			Reason for	Sewage P	umping Station		
(ha):				discounted areas:	(0.07ha)			
Potential Yield:	56			Typology:	15			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Yellow		
Proximity to Employment A	reas	5	Site is outside of any e	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas		5	Development does no	t result in the loss of establi	shed shops ar	nd services within		
			•	e, South Woodham Ferrers	Town Centre	or any designated		
			Neighbourhood Centre		. 11			
Proximity to the Workplace		5		king distance of an employr		1		
Public Transport		5		alking distance of one or mo				
PROW and Cycling Connect	ivity	0		to either an existing PROW	-	ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		0		ore designated heritage ass				
Non-Designated Heritage A	ssets	5		any non-designated heritag				
Archaeological Assets		5	_	contain any assets of archae				
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor					
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	!	5	Site does not lie within	n the Metropolitan Green B	elt or Green W	/edge		
Land Classification		5	Site is predominantly	Previously Developed Land				
Protected Natural Features		3	·	e of any protected natural f natural feature or within 50 natural feature		•		
Flood Risk Constraints		0	Over 50% of the site a	rea is within Flood Zone 3				
Air Quality Management Ar	eas	3	Site is within 500m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all service vn Centre	s and/or the C	ity Centre/South		
Community Facilities		3	Development would p	ut additional strain on but r	not result in th	e loss of on an		
			existing/proposed sch recreation facility	ool/healthcare facility/place	e of worship/s	ports, leisure, or		
Comments on Suitability			•	bus stops. Wholly within a	conservation a	area. Adjoining site		
Availability Criteria:		COIItaii	ninated: SOPC000726 an	Availability	Pating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	nating.	Green		
•		3	Low intensity land use	• .,				
Land Condition			Site does not face any					
Legal Constraints		5 Sito is			og C\\\1 d			
Planning Permission or Allocation				hin the Local Plan formir	ig CW10			
Comments on Availability		Sewer	runs through site.					
Achievability Criteria:				Achievabilit	y Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	'							

SHELAA Reference:	CFS26	5	RAG Rating:	Amk	er	30	0 May 2023	
Site Address:	Galley	wood H	all, 279 Beehive Lane	, Great	Baddow			
Parish:	Great I	Baddow	<u> </u>	Total	Score:	106		
Developable Site Area	1.03			Reasc	n for			
(ha):				disco	ınted areas:			
Potential Yield:	43			Typol	ogy:	7		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	<b>::</b>			
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any de					
			Neighbourhood Centre					
Proximity to the Workplace	;	5	Site is within 2km wall				1	
Public Transport		5	Site is within 400m wa				<u> </u>	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a					
Non-Designated Heritage A	ssets	5	Site does not contain a					
Archaeological Assets				Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	ite is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification		5	Site is predominantly Previously Developed Land					
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3	Site is within 2km wall	king dist	ance of all services a	nd/or the Cit	y Centre/South	
			Woodham Ferrers Tov					
Community Facilities		0	Development would re				chool/healthcare	
Comments on Cuitability		Adiaca	facility/place of worsh				TPO/2004/007	
Comments on Suitability		Aujace	nt to Urban Area. In ran	Re oi nu:			1	
Availability Criteria:		_	Hold by developer feet	ling our	Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil		er/public sector			
Land Condition		3	Low intensity land use		ogal issues			
Legal Constraints		5	Site does not face any	KIIOWII	egai issues			
Planning Permission or								
Allocation								
Comments on Availability					A alai a de la tita	D-4:	C	
Achievability Criteria:			l s		Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS26	6	RAG Rating:	Yellow	3	0 May 2023	
Site Address:	Water	house I	ane Depot and Nurse	ry Waterhouse Lane, (	Chelmsford		
Parish:	Chelm	sford		Total Score:	100		
Developable Site Area	0.84			Reason for			
(ha):				discounted areas:			
Potential Yield:	54			Typology:	15		
Proposed Use:	Reside	ential		Comments on the size	ze		
				of site:			
Suitability Criteria:				Suitability	Rating:	Yellow	
Proximity to Employment A	reas	3	Site is adjacent to an e	xisting/proposed employ	ment allocation	1	
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre		rs Town Centre	or any designated	
Proximity to the Workplace	!	5		king distance of an emplo		n	
Public Transport		5		lking distance of one or r			
PROW and Cycling Connect	ivity	0		o either an existing PRO\		ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adja	cent to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	<u> </u>	3		or more designated heri			
Non-Designated Heritage A	ssets	3	-	or more non-designated			
Archaeological Assets		5	Site is not thought to	contain any assets of arch	naeological inter	est	
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor				
Defined Open Space		5	Park or 'Other' Green	•			
Green Belt & Green Wedge	!	5	Site does not lie within	the Metropolitan Greer	Belt or Green V	Vedge	
Land Classification		5		Previously Developed Lar			
Protected Natural Features		3		natural feature or within		within 100m of a locally ernational/national	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services		5	Woodham Ferrers Tov			•	
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on bu ool/healthcare facility/pl	ace of worship/s	sports, leisure, or	
Comments on Suitability			Urban Area. In range of I value. SOPC000174.	bus stops. Adjacent to Lo	ocal Listed Build	ings. Adjacent to buildings	
Availability Criteria:				Availabilit	y Rating:	Green	
Land Ownership		5		ling owner/public sector			
Land Condition		2	Established multiple u	ses			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		Site is	already allocated in t	he Locl Plan forming G	SP1n		
Comments on Availability		Site cu	rrently in use for other p	urposes.			
Achievability Criteria:				Achievabi	ity Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			· · · · · · · · · · · · · · · · · · ·				
		·					

SHELAA Reference:	CFS26	7	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Essex F	olice H	Q and Sports Ground	, New Court Road, Chelr	nsford			
Parish:	Chelms	sford		Total Score:	100			
Developable Site Area	4.73			Reason for				
(ha):				discounted areas:				
Potential Yield:	81			Typology:	2+32			
Proposed Use:	Mixed	Use		Comments on the size	Size of sit	e is potentially suitable		
		of site: for all employment use						
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employm	ent allocation			
Impact on Retail Areas		5	•	t result in the loss of establ	•			
				e, South Woodham Ferrers	Town Centre	or any designated		
Provimity to the Workplace		5	Neighbourhood Centre	es king distance of an employr	nent allocation	n		
Proximity to the Workplace Public Transport	:	5		alking distance of one or mo		11		
PROW and Cycling Connect	ivity	5		alking distance to either a P		network		
Vehicle Access	ivity	5		g vehicle access into/adjace		network		
Strategic Road Access		0	· ·	ess to nor is adjacent to the		network primary road		
Strategic Noad Access		U		ed trunk road or a B-road	strategie roda	metwork, primary rodu		
Designated Heritage Assets		5	_	any designated heritage ass	ets			
Non-Designated Heritage A	-	0	Site contains one or m	ore non-designated heritag	ge assets			
Archaeological Assets	<u> </u>			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	is within a Minerals Safegu	arding Area. S	Site is not within a		
			Minerals or Waste Cor					
Defined Open Space		3		n an area defined as Open	Space, an exist	ting/proposed Country		
0 5 1: 0 0 11: 1			Park or 'Other' Green			V1		
Green Belt & Green Wedge	!	5		n the Metropolitan Green B				
Land Classification		3		Greenfield and primarily wi 4, Grade 5, non-agricultura	_			
Protected Natural Features		0		comprises of one or more				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South					
,,			Woodham Ferrers Tov	vn Centre				
Community Facilities		0		esult in the loss of an existi		chool/healthcare		
		14011		ip/sports, leisure, or recrea				
Comments on Suitability				bus stops. Access from a p				
			011/004.SOPC000411.	ing of local value. Outdoor s	ports (Frivate	j. 0.0711a protected under		
Availability Criteria:			<u> </u>	Availability	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		<del></del>		
Land Condition		3	Low intensity land use					
Legal Constraints		5	Site does not face any					
Planning Permission or		N/A	1	-0				
Allocation		, , .						
Comments on Availability		Part of	the site currently in use	for other purposes.				
Achievability Criteria:				Achievabilit	y Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		-	<u> </u>					
The state of the s								

SHELAA Reference:	CFS268	RAG Rating:	Red		30	0 May 2023	
Site Address:	Land bety	veen Highview and Hig	gh House Fa	arm, Woodham Ro	ad, Battlesl	bridge	
Parish:	Rettendo	n	Total	Score:	105		
Developable Site Area	2.27		Reaso	n for			
(ha):			disco	unted areas:			
Potential Yield:	44		Typol	ogy:	3		
Proposed Use:	Residenti	al	Comr	nents on the size			
			of site	<b>:</b> :			
Suitability Criteria:				Suitability Ra	ting:	Red	
Proximity to Employment A	reas 5	Site is outside of a	ny existing/	proposed employme	nt allocation		
Impact on Retail Areas	5	Development doe	s not result i	n the loss of establis	hed shops ar	nd services within	
		Chelmsford City Control Contro		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km	walking dist	ance of an employme	ent allocatior	ı	
Public Transport	5	Site is within 400n	n walking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100n	n walking dis	tance to either a PR	OW or cycle i	network	
Vehicle Access	5	A route exists ena	bling vehicle	access into/adjacen	t to the site		
Strategic Road Access	N	/A					
Designated Heritage Assets	3	Site is adjacent to	one or more	designated heritage	e assets		
Non-Designated Heritage A	ssets 5	Site does not cont	ain any non-	designated heritage	assets		
Archaeological Assets	5	Site is not thought	te is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area				ite is not within a	
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space				ing/proposed Country		
Green Belt & Green Wedge	n Wedge 0 The majority of Wedge			r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification	0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features	5					tural features and in ted natural features	
Flood Risk Constraints	5	Site is wholly with	in Flood Zon	e 1			
Air Quality Management Ar	reas 5	Site is in excess of	500m from	a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment	is not expe	ted to be required			
Neighbouring Constraints	5	Site has no neighb	ouring cons	raints			
Proximity to Key Services	0	Site is in excess of Centre/South Woo		g distance of one or i	more service	s and the City	
Community Facilities	3			onal strain on but no	ot result in th	e loss of on an	
Community Full markets		· ·	•	thcare facility/place			
Comments on Suitability		•	bus stops. A	ccess south of Wood	dham Road. A	Adjacent to grade 2 listed	
Availability Criteria:	DI	uilding.		Availability R	Pating	Green	
•	1-	Held by developer	·/willing over	•	aung.	Green	
Land Ownership Land Condition	5	Established single		er/ public sector			
		Site does not face		egal iccues			
Legal Constraints	5		ally KIIOWN	egai issues			
Planning Permission or Allocation		/A					
Comments on Availability	Pa	art of the site currently in	use for othe	r purposes.			
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is lik	ely viable			1	
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		<u>.</u>					

SHELAA Reference:	CFS269	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land betwee	en Highview and High I	House Farm, Woodham Ro	oad, Battles	bridge	
Parish:	Rettendon		Total Score:	100		
Developable Site Area	4.2		Reason for			
(ha):		discounted areas:				
Potential Yield:	72		Typology:	2		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Red	
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within	
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers T es	own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network	
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site				
Strategic Road Access	N/A					
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrai	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	iite is not within a	
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	9 0	The majority of the sign Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification 0 Site is predominantly Greenfield and primarily within the land class Grade 2 or Grade 3						
Protected Natural Features	5	excess of 500m of any	Om of any locally designated   y international/national desig			
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management A			Om from a designated AQMA			
Ground Condition Constrai			not expected to be required			
Neighbouring Constraints	0		constraints with no potentia			
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	3	-	out additional strain on but n	ot result in th	ne loss of on an	
Community racinties	3	· · · · · · · · · · · · · · · · · · ·	nool/healthcare facility/place			
Comments on Suitability		de of DSB. In range of bu	s stops. Access south of Woo	dham Road.	Adjacent to grade 2 listed	
Availability Cuit suit	build	ing.	A. attalatit	)atia	Guan	
Availability Criteria:	1 =	Turian a contra	Availability F	kating:	Green	
Land Ownership	5		lling owner/public sector			
Land Condition	4	Established single use				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability	Part	of the site currently in use	e for other purposes.			
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely			1	
Timescale for Deliverability		Up to 5 years				
Comments on Achievability		1 - /				

Parish: Rette Developable Site Area (ha): Potential Yield: 139	South Earling So	Site is outside of any e Development does no Chelmsford City Centr- Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	Reason for discounted areas: Typology: Comments on the size of site:  Suitability existing/proposed employre tresult in the loss of estable, South Woodham Ferrer esking distance of an employalking distance of one or malking distance to either a lig vehicle access into/adjace	2 PRating: ment allocation solished shops and solished shops are solder to the solder	nd services within or any designated	
Developable Site Area (ha): Potential Yield: 139 Proposed Use: Resid  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 5 N/A 3	Development does no Chelmsford City Centri Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	Reason for discounted areas: Typology: Comments on the size of site: Suitability existing/proposed employre tresult in the loss of estable, South Woodham Ferrer esking distance of an employalking distance of one or malking distance to either a liking distance to either a	Rating: ment allocation olished shops ar s Town Centre rment allocatio ore services	nd services within or any designated	
(ha):  Potential Yield: 139  Proposed Use: Resid  Suitability Criteria:  Proximity to Employment Areas  Impact on Retail Areas  Proximity to the Workplace  Public Transport  PROW and Cycling Connectivity  Vehicle Access  Strategic Road Access  Designated Heritage Assets  Non-Designated Heritage Assets  Archaeological Assets	5 5 5 5 5 N/A 3	Development does no Chelmsford City Centri Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	discounted areas: Typology: Comments on the size of site: Suitability existing/proposed employred tresult in the loss of estable, South Woodham Ferrer esking distance of an employalking distance of one or malking distance to either a like of the size of the	Rating: ment allocation olished shops ar s Town Centre rment allocatio ore services	nd services within or any designated	
Potential Yield: 139 Proposed Use: Resid  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 5 N/A 3	Development does no Chelmsford City Centri Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	Typology: Comments on the size of site: Suitability existing/proposed employed tresult in the loss of estable, South Woodham Ferrer esking distance of an employalking distance of one or malking distance to either a like	Rating: ment allocation olished shops ar s Town Centre rment allocatio ore services	nd services within or any designated	
Proposed Use: Reside Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 5 N/A 3	Development does no Chelmsford City Centri Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	Suitability existing/proposed employed tresult in the loss of estable, South Woodham Ferrer esking distance of an employalking distance of one or malking distance to either a large of site.	Rating: ment allocation olished shops ar s Town Centre rment allocatio ore services	nd services within or any designated	
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 5 N/A 3	Development does no Chelmsford City Centri Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	Suitability existing/proposed employed tresult in the loss of estable, South Woodham Ferrer esking distance of an employalking distance of one or malking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance of the south was alking distance to either a large of the south was alking distance to either a large of the south was alking distance of the south was alking dista	Rating: ment allocation olished shops al s Town Centre ment allocatio ore services	nd services within or any designated	
Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 5 N/A 3	Development does no Chelmsford City Centri Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	existing/proposed employr it result in the loss of estable, e, South Woodham Ferrer es king distance of an employ alking distance of one or malking distance to either a	ment allocation olished shops and s Town Centre orment allocation ore services	nd services within or any designated	
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 5 N/A 3	Development does no Chelmsford City Centri Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	of result in the loss of estable, South Woodham Ferrer es es king distance of an employalking distance of one or malking distance to either a laking distance to either a	olished shops and s Town Centre when the allocation or eservices	nd services within or any designated	
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 5 N/A 3	Chelmsford City Centri Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	e, South Woodham Ferrer es king distance of an employ alking distance of one or m alking distance to either a	s Town Centre ment allocation	or any designated	
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 N/A 3	Site is within 400m wa Site is within 100m wa A route exists enabling	alking distance of one or malking distance to either a	ore services	n	
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 N/A 3	Site is within 100m wa A route exists enabling	alking distance to either a			
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 N/A 3	A route exists enabling		PROW or cycle		
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	N/A 3		g vehicle access into/adjac		network	
Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	3	an i ii		ent to the site		
Non-Designated Heritage Assets Archaeological Assets						
Archaeological Assets	5		or more designated heritage assets			
			any non-designated herita	_		
Minerals & Waste Constraints	5	Site is not thought to o	contain any assets of archa	eological inter	est	
Minerals or Waste Consultation Area						
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Space	Space, an exist	ing/proposed Country	
Green Belt & Green Wedge	The majority of the sit Wedge	e (90% or more) lies within	n the Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily w	vithin the land o	classification/s: Grade 1,	
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints	5	Site is wholly within Fl				
Air Quality Management Areas	5	Site is in excess of 500	m from a designated AQM	1A		
<b>Ground Condition Constraints</b>	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints	0		constraints with no poten			
Proximity to Key Services	0		n walking distance of one o am Ferrers Town Centre	or more service	es and the City	
Community Facilities	3		out additional strain on but ool/healthcare facility/pla			
Comments on Suitability		e of DSB. In range of bus nt to site.	s stops. Access south of Wo	oodham Road.	Grade 2 Listed Building	
Availability Criteria:			Availability	Rating:	Green	
Land Ownership	5	Held by developer/wil	ling owner/public sector			
Land Condition	4	Established single use				
Legal Constraints	5	Site does not face any known legal issues				
Planning Permission or Allocation	N/A					
Comments on Availability	Part of	the site currently in use	for other purposes.			
Achievability Criteria:			Achievabili	ty Rating:	Green	
Viability	5	Development is likely	viable			
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability						

SHELAA Reference:	CFS27	<u> </u>	RAG Rating:	Red	3	0 May 2023
Site Address:	Land be	etweer	Highview and High H	louse Farm, Woodham	Road, Battles	bridge
Parish:	Retten	don		Total Score:	105	
Developable Site Area	1.04			Reason for		
(ha):				discounted areas:		
Potential Yield:	23			Typology:	4	
Proposed Use:	Reside	ntial		Comments on the size	e	
				of site:		
Suitability Criteria:				Suitability	Rating:	Red
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employr	nent allocation	
Impact on Retail Areas		5	Development does no	t result in the loss of estab	lished shops ar	nd services within
·			Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrer es	s Town Centre	or any designated
Proximity to the Workplace	<u>)</u>	5	Site is within 2km wal	king distance of an employ	ment allocatio	n
Public Transport		5	Site is within 400m wa	alking distance of one or m	ore services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a l	PROW or cycle	network
Vehicle Access		5	A route exists enabling	g vehicle access into/adjac	ent to the site	
Strategic Road Access		N/A				
Designated Heritage Assets	;	3	Site is adjacent to one	or more designated herita	age assets	
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated herita	ge assets	
Archaeological Assets 5 Site is not thought to contain any assets of archaeolo				eological inter	est	
Minerals & Waste Constrain	nts	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area				ite is not within a
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/propos Park or 'Other' Green Space			ing/proposed Country		
Green Belt & Green Wedge	/edge 0 The majority of the sit			e (90% or more) lies within	n the Metropol	itan Green Belt or Green
Land Classification	O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				classification/s: Grade 1,	
Protected Natural Features		5		m of any locally designate international/national de	-	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1		
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQN	1A	
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be require	d	
Neighbouring Constraints		5	Site has no neighbour	ing constraints		
Proximity to Key Services		0		n walking distance of one o am Ferrers Town Centre	or more service	s and the City
Community Facilities		3	·	ut additional strain on but ool/healthcare facility/pla		
Comments on Suitability			e of DSB. In range of bus nt to site.	stops. Access south of Wo	oodham Road.	Grade 2 Listed Building
Availability Criteria:		aujace	ווג נט אונכ.	Availability	Rating	Green
•		5	Held by developer/wil	ling owner/public sector	naung.	GIECH
Land Ownership Land Condition		4	Established single use	<u> </u>		
		5	Site does not face any			
Legal Constraints			Site does not race ally	VIIOMII IERai 199062		
Planning Permission or Allocation		N/A				
Comments on Availability		Part of	the site currently in use	for other purposes.		
<b>Achievability Criteria:</b>				Achievabili	ty Rating:	Green
Viability		5	Development is likely			
Timescale for Deliverability		5	Up to 5 years			
Comments on Achievability			•			

Site Address:   Land North East of 148 The Street, Little Waltham   Total Score: 90	SHELAA Reference: 0	CFS272	RAG Rating:	Yellow	3	0 May 2023		
Developable Site Area (ha):	Site Address:	Land North	East of 148 The Street,	Little Waltham				
A   Designated Heritage Assets   Site is adjacent to one or more designated heritage assets   Minerals & Waste Constraints   Site is not thought to contain any non-designated heritage assets   Minerals & Waste Constraints   Site is not thought to contain any nan-designated heritage assets   Minerals & Groen Belt & Green Belt & Green Wedge   O   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge   O   Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Wedge   O   Site is not expected to be required   Site is not expected to be required   Site is not expected to be required   Site is not concented to the intended delivery of develop   O   Site is not concented to the site   O   Site is not concented to the site   O   Site is not concented to the site   O   Site is not connected to the property   O   Site is not connected to the property   O   Site is not connected to the property   O   Site is not connected to the property   O   Site is not connected to the property   O   Site is not connected to the property   O   Site is not connected to the property   O   Site is not connected to the property   O   Site is not connected to the property   O   Site is not connected to the property   O   Site is not connected to the property   O   Site is not contain any non-designated heritage assets   O   Site is adjacent to one or more designated heritage assets   O   Site is wholly or partially within an identified Minerals Consultation Area and/or W   Consultation Area where safeguarded infrastructure is permanent in nature or whollow   O   Site is wholly or partially within an identified Minerals Consultation Area and/or W   Consultation Area where safeguarded infrastructure is permanent in nature or whollow   O   Site is wholly or partially within an identified Minerals Consultation Area and/or W   Consultation Area where safeguarded infrastructure is permanent in nature or whollow   O   Site is wholly or partially within an identified Minerals Consul	Parish:	Little Waltha	am	Total Score:	90			
Proposed Use: Residential Comments on the Size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Yellow  Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Public Transport 5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network  Vehicle Access 5 N/A  Designated Heritage Assets 3 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is wholly or partially within an identified Minerals Consultation Area and/or W Consultation Area where safeguarded infrastructure is permanent in nature or wh allocated activity would not have ceased prior to the intended delivery of develop Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or C Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of all designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural	Developable Site Area	1.27		Reason for				
Proposed Use: Residential Comments on the size of site:  Suitability Criteria: Suitability Rating: Yellow  Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network  Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 0 Site is wholly or partially within an identified Minerals Consultation Area and/or W consultation Area where safeguared infrastructure is permanent in nature or who allocated activity would not have ceased prior to the intended delivery of develop Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Grade 2 or Grade 3 Site of son to comprise of any protected natural features but is within 100m of a indesignated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natura	(ha):			discounted areas:				
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Yellow	Potential Yield:			,, ,,	4			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	Proposed Use:	Residential						
Impact on Retail Areas	Suitability Criteria:							
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  O Site is in excess of 2km walking distance of an employment allocation  Public Transport  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  O Site is not connected to either an existing PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  O Site is wholly or partially within an identified Minerals Consultation Area and/or W Consultation Area where safeguarded infrastructure is permanent in nature or wh allocated activity would not have ceased prior to the intended delivery of develop  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Owedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Gra Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100m of a led designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or with	Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	nt allocation			
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 0 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 0 Site is wholly or partially within an identified Minerals Consultation Area and/or W Consultation Area where safeguarded infrastructure is permanent in nature or whallocated activity would not have ceased prior to the intended delivery of develop Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or One Wedge 1 Site is predominantly Greenfield and primarily within the land classification/s: Graed 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a lodesignated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international feature or within Flood Zone 1 Site i	Impact on Retail Areas	5	Chelmsford City Centr	e, South Woodham Ferrers T	•			
PROW and Cycling Connectivity  Vehicle Access  5	Proximity to the Workplace	0			-	cation		
Vehicle Access       5       A route exists enabling vehicle access into/adjacent to the site         Strategic Road Access       N/A         Designated Heritage Assets       3       Site is adjacent to one or more designated heritage assets         Non-Designated Heritage Assets       5       Site does not contain any non-designated heritage assets         Archaeological Assets       5       Site is wholly or partially within an identified Minerals Consultation Area and/or W. Consultation Area where safeguarded infrastructure is permanent in nature or whallocated activity would not have ceased prior to the intended delivery of develop         Defined Open Space       5       Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space         Green Belt & Green Wedge       0       The majority of the site (90% or more) lies within the Metropolitan Green Belt or Owedge         Land Classification       0       Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3         Protected Natural Features       3       Site does not comprise of any protected natural features but is within 100m of a low designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or wi	<u>'</u>							
Strategic Road Access   N/A	PROW and Cycling Connecti	vity 0				ork		
Designated Heritage Assets   3   Site is adjacent to one or more designated heritage assets			A route exists enablin	A route exists enabling vehicle access into/adjacent to the site				
Non-Designated Heritage Assets  Archaeological Assets  5 Site is not thought to contain any non-designated heritage assets  Minerals & Waste Constraints  0 Site is wholly or partially within an identified Minerals Consultation Area and/or W Consultation Area where safeguarded infrastructure is permanent in nature or whallocated activity would not have ceased prior to the intended delivery of develop Park or 'Other' Green Space  Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or G Wedge  Land Classification  2 Site is predominantly Greenfield and primarily within the land classification/s: Gra Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a lot designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to conservation area.	Strategic Road Access							
Archaeological Assets    Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   O   Site is wholly or partially within an identified Minerals Consultation Area and/or W   Consultation Area where safeguarded infrastructure is permanent in nature or wh allocated activity would not have ceased prior to the intended delivery of develop								
Minerals & Waste Constraints  O Site is wholly or partially within an identified Minerals Consultation Area and/or W Consultation Area where safeguarded infrastructure is permanent in nature or wh allocated activity would not have ceased prior to the intended delivery of develop Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gwedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Gra Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a lod designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to conservation area.	· ·							
Consultation Area where safeguarded infrastructure is permanent in nature or whallocated activity would not have ceased prior to the intended delivery of develop Space    Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space    Green Belt & Green Wedge    Land Classification    Osite is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3    Protected Natural Features    Site does not comprise of any protected natural features but is within 100m of a load designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feat	•							
Park or 'Other' Green Space  Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or O Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site does not comprise of any protected natural features but is within 100m of a load designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Ground treatment is not expected to be required  Neighbouring Constraints  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to conservation area.	Consultation Area where safeguarded infrastructure is permanent in natural			ent in nature or where the				
Wedge	Defined Open Space			ace, an exist	ing/proposed Country			
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a lot designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to conservation area.	9			e (90% or more) lies within t	he Metropoli	itan Green Belt or Green		
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to conservation area.				Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to conservation area.	Protected Natural Features	3	designated protected	natural feature or within 500				
Ground Condition Constraints   5   Ground treatment is not expected to be required	Flood Risk Constraints	5	•					
Neighbouring Constraints       5       Site has no neighbouring constraints         Proximity to Key Services       3       Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre         Community Facilities       3       Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility         Comments on Suitability       Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to conservation area.	Air Quality Management Are	eas 5	Site is in excess of 500	m from a designated AQMA				
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to conservation area.	Ground Condition Constrain	ts 5	Ground treatment is r	not expected to be required				
Woodham Ferrers Town Centre	Neighbouring Constraints	5	Site has no neighbour	ing constraints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to conservation area.	Proximity to Key Services	3			nd/or the Cit	y Centre/South		
conservation area.	Community Facilities		existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or		
	Comments on Suitability	_	_	us stops. Access via track bes	ide 148 The S	Street. Adjacent to a		
·	Availability Criteria:			•		Green		
Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner	Land Ownership				rate with exi	sting owner		
Land Condition 5 Vacant land & buildings	Land Condition			-				
Legal Constraints         5         Site does not face any known legal issues	-		Site does not face any	known legal issues				
Planning Permission or N/A Allocation	_	N/A						
Comments on Availability	Comments on Availability							
Achievability Criteria: Achievability Rating: Green				Achievability	Rating:	Green		
Viability 5 Development is likely viable	Viability	5	Development is likely	viable				
Timescale for Deliverability 5 Up to 5 years		5	Up to 5 years					
Comments on Achievability	Comments on Achievability							

SHELAA Reference:	CFS274	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Bell Works,	Well Lane Danbury, Ch	elmsford				
Parish:	Danbury		Total Score:	105			
Developable Site Area	0.576		Reason for	Electricity substation (0.004ha)			
(ha):			discounted areas:				
Potential Yield:	13		Typology:	8			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5		ot result in the loss of establi	•			
			re, South Woodham Ferrers	Town Centre	or any designated		
B : ' :	_	Neighbourhood Centi			_		
Proximity to the Workplace			lking distance of an employm		<u>n</u>		
Public Transport	5		alking distance of one or mo		notwork		
PROW and Cycling Connect			ralking distance to either a PF		HELWOIK		
Vehicle Access	5		ng vehicle access into/adjace	nt to the site			
Strategic Road Access		N/A  3 Site is adjacent to one or more designated heritage assets					
Designated Heritage Assets							
Non-Designated Heritage A	ssets 5		any non-designated heritage		oct		
Archaeological Assets			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	11.5	Minerals or Waste Co		arumg Area. S	site is not within a		
Defined Open Space	5	Site does not lie withit Park or 'Other' Green	in an area defined as Open S I Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		in the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	5	Site is predominantly	Previously Developed Land				
Protected Natural Features	atural Features 3 Site does not comprise of any pr			eatures but is	within 100m of a locally		
			natural feature or within 50	0m of an inte	rnational/national		
		designated protected					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1  Site is in excess of 500m from a designated AQMA					
Air Quality Management Ai							
Ground Condition Constrain			not expected to be required	-1 f:::a:			
Neighbouring Constraints	0		constraints with no potentia				
Proximity to Key Services	3	Woodham Ferrers To	lking distance of all services a	and/or the Cit	ly Centre/South		
Community Facilities	0		result in the loss of an existin	g/proposed s	chool/healthcare		
community rudinities			hip/sports, leisure, or recreat		.,		
Comments on Suitability		nin DSB. In range of bus sto	ops. Vehicular access via Wel Danbury Country Park (LoWS)	ll Lane. Adjace	ent to a Registered Park		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	2	Established multiple u	uses				
Legal Constraints	5	Site does not face any known legal issues					
Planning Permission or	N/A						
Allocation							
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:			Achievability	y Rating:	Yellow		
Viability	5	Development is likely					
Timescale for Deliverability		Over 5 years					
Comments on Achievability		•					

SHELAA Reference:	CFS27	6	RAG Rating:	Green	3	0 May 2023	
Site Address:	Forme	r St Pet	ers College, Fox Creso	ent, Chelmsford			
Parish:	Chelm	sford		Total Score:	111		
Developable Site Area	11.19			Reason for			
(ha):				discounted areas:			
Potential Yield:	192			Typology:	2		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria: Suitability Rating: G					Green		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation		
Impact on Retail Areas		5		t result in the loss of establis	•		
			•	e, South Woodham Ferrers 1	Town Centre	or any designated	
		_	Neighbourhood Centr				
Proximity to the Workplace	!	5		king distance of an employm		n 	
Public Transport		5		alking distance of one or mor			
PROW and Cycling Connect	ivity	5		alking distance to either a PR	-	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	it to the site		
Strategic Road Access		N/A					
•	Designated Heritage Assets 5 Site does not contain any designated heritage assets						
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets							
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constrain	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area			ite is not within a			
Defined Open Space		3 Site partially lies within an area defined as Open Space, an existing/proposed ( Park or 'Other' Green Space				ing/proposed Country	
Green Belt & Green Wedge	& Green Wedge 5 Site does not lie within the Metropolitan Green Belt or G			lt or Green V	Vedge		
Land Classification		3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use					
Protected Natural Features		0		comprises of one or more p			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain		3	Ground treatment is e	expected to be required on p	art of the site	<u> </u>	
Neighbouring Constraints		5	Site has no neighbour	ing constraints			
Proximity to Key Services		5		alking distance of all services	and/or the C	ity Centre/South	
Community Facilities		3	Woodham Ferrers Tov	wn Centre out additional strain on but n	nt result in th	ne loss of on an	
Community Facilities			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability				bus stops. School playing fie 01/017.SOPC000851 just out			
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5		ling owner/public sector			
Land Condition		4	Established single use				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		Site is	e is already allocated in Local Plan forming SGS1b. See 21/00002/MAS,				
Allocation		21/00	21/00396/FUL				
Comments on Availability		Site currently in use for other purposes.					
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			•				
,							

SHELAA Reference:	CFS277	RAG Rating:	Amber	3	0 May 2023		
Site Address:	187 Main Ro	oad, Broomfield					
Parish:	Broomfield		Total Score:	105			
Developable Site Area	1.52		Reason for				
(ha):			discounted areas:				
Potential Yield:	34		Typology:	3			
Proposed Use:	Residential	ntial Comments on the size					
		of site:					
Suitability Criteria:			Suitability R	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establi	shed shops ar	nd services within		
		Chelmsford City Centre, South Woodham Ferrers Town Ce			or any designated		
	_	Neighbourhood Cent					
Proximity to the Workplace			lking distance of an employn		n		
Public Transport	5		ralking distance of one or mo				
PROW and Cycling Connect					network		
Vehicle Access							
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage ass				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		arding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open S 1 Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	3 Site is predominantly Greenfield and p classification/s: Grade 4, Grade 5, non-			-			
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	protected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	Om from a designated AQMA	١			
<b>Ground Condition Constrain</b>	nts 0	Ground treatment is	expected to be required on t	he majority (9	90% or more) of the site		
Neighbouring Constraints	5	Site has no neighbou	ring constraints				
Proximity to Key Services	0		m walking distance of one or nam Ferrers Town Centre	more service	s and the City		
Community Facilities	3		put additional strain on but r				
		existing/proposed scl recreation facility	hool/healthcare facility/place	e of worship/s	sports, leisure, or		
Comments on Suitability			nge of bus stops. 0.279ha pro	tected under	TPO/2008/010,		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector				
Land Condition	4	Established single use					
Legal Constraints	5	Site does not face any known legal issues					
Planning Permission or	N/A						
Allocation	],,,						
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:			Achievabilit	y Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference: (	CFS280	RAG Rating:	Green	3	0 May 2023			
Site Address:	Land Sout	h East of Ilgars Farm Cot	tages and North of Burnha	ım Road, Sc	outh Woodham Ferrers			
Parish:	South Wo	odham Ferrers	Total Score:	106				
Developable Site Area	21.753		Reason for	Gas pipe	and Buffer (0.047ha),			
(ha):			discounted areas:	Electricity	/ line (0.08ha)			
Potential Yield:	373		Typology:	1				
Proposed Use:	Residentia	al	Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Green			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation				
Impact on Retail Areas	5	Development does n	ot result in the loss of establis	hed shops a	nd services within			
			tre, South Woodham Ferrers 1	Town Centre	or any designated			
	_	Neighbourhood Cent						
Proximity to the Workplace	5		alking distance of an employm		n			
Public Transport	5		valking distance of one or mor					
PROW and Cycling Connecti			I to either an existing PROW o	-	ork			
Vehicle Access	5		ng vehicle access into/adjacen	it to the site				
Strategic Road Access	N/							
Designated Heritage Assets	5		n any designated heritage asse					
Non-Designated Heritage As			any non-designated heritage					
Archaeological Assets 5 Site is not thought to contain any assets of archaeo								
Minerals & Waste Constrain	its 5	Minerals or Waste Consultation Area						
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space				ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classification/s Grade 2 or Grade 3						
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a ladesignated protected natural feature or within 500m of an international/national designated protected natural feature						
Flood Risk Constraints	2	Up to 25% of the site	e area is within Flood Zone 3					
Air Quality Management Are	eas 5	Site is in excess of 50	00m from a designated AQMA					
Ground Condition Constrain		Ground treatment is	expected to be required on pa	art of the site	2			
Neighbouring Constraints	5	Site has no neighbou	ring constraints					
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	valking distance of all services	and/or the C	City Centre/South			
Community Facilities	3		put additional strain on but n	ot result in th	ne loss of on an			
		existing/proposed sc	hool/healthcare facility/place	of worship/s	sports, leisure, or			
		recreation facility						
Comments on Suitability	W	thin Urban Area. In range o	of bus stops. Access off Burnha					
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/w	villing owner/public sector					
Land Condition	5	Vacant land & buildir						
Legal Constraints	5	Site does not face an	y known legal issues					
Planning Permission or Allocation		e is already allocated in the Local Plan forming part of SGS10. See 20/00002/MAS d 22/00311/OUT						
Comments on Availability		, , , ,						
Achievability Criteria:			Achievability	/ Rating:	Green			
•	5	Development is likely	-					
Viahility								
Viability Timescale for Deliverability	5	Up to 5 years	y viable					

Site Address:   Redes Farm Cottage, Main Road, Great Waltham, Chelmsford	SHELAA Reference:	CFS28	1	RAG Rating:	Amber	3	0 May 2023	
Developable Site Area (ha):	Site Address:	Redes	Farm C	ottage, Main Road, G	reat Waltham, Chelmsfor	d		
Comments on the size   Comments on the size	Parish:	Great	Walthai	m	Total Score:	101		
Proposed Use:   Residential   Comments on the size of site:	Developable Site Area	1.16			Reason for			
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Amber	(ha):				discounted areas:			
Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	26			Typology:	4		
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Reside	ntial		Comments on the size			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Comments on Retail Areas   5   Development does not result in the loss of established shops and services within   Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Neighbourhood Centres   Site is within 2Mm walking distance of an employment allocation   Public Transport   5   Site is within 2Mm walking distance of an employment allocation   Public Transport   5   Site is within 100m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   N/A   Posignated Heritage Assets   N/A   Posignated Heritage Assets   0   Site contains one or more designated heritage assets   Non-Designated Heritage Assets   5   Site is one or more designated heritage assets   Non-Designated Heritage Assets   5   Site is not thought to contain any non-designated heritage assets   Non-Designated Heritage Assets   5   Site is not thought to contain any assets of archaeological interest   Ninerals & Waste Constitution Area   Minerals or Waste Constitution Area   Ninerals & Waste Constitution Area   Site is not within a Minerals or Waste Constitution Area   Ninerals or Was					of site:			
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ating:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 20m walking distance of an employment allocation  Proximity to the Workplace  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Proximity to the Workplace  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  0 Site contains one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  Non-Designated Heritage Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or (Other Green Space)  Green Belt & Green Wedge  1 Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3  Protected Natural Features  1 Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3  Protected Natural Features  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is nexes of 500m from a designated AQMA  Services  5 Site is no excess of 500m from a designated AQMA  Services  6 Site is not the services of the malking distance on one or more services and the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Adjacent to DSB. In range of bus stops.	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation	•	
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets Non-Designated Heritage Assets Site does not contain one or more designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site of a site is within a Minerals Safeguarding Area. Site is not within a Minerals area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3 Protected Natural Features Site is wholly within Flood Zone 1 Air Quality Management Areas Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 50m from a designated AQMA Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwel Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria: Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Ownership Legal Constraints Sit	Impact on Retail Areas	Chelmsford City Ce			tre, South Woodham Ferrers Town Centre or any designated			
PROW and Cycling Connectivity  Vehicle Access  5	Proximity to the Workplace	<u>:</u>	5	Site is within 2km wall	king distance of an employm	ent allocation	า	
Vehicle Access 5. A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 0. Site contains one or more designated heritage assets  Non-Designated Heritage Assets 5. Site does not contain any non-designated heritage assets  Archaeological Assets 5. Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5. Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5. Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5. Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5. Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0. Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 0. Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5. Site is wholly within Flood Zone 1  Air Quality Management Areas 5. Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5. Ground treatment is not expected to be required  Neighbouring Constraints 5. Site has no neighbouring constraints  Proximity to Key Services 0. Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3. Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria: Achievab	Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services		
Strategic Road Access	PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle i	network	
Designated Heritage Assets   O   Site contains one or more designated heritage assets	Vehicle Access		5	- :				
Non-Designated Heritage Assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Grade 2 or Grade 3 Frotected Natural Features 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is mexcess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Soround Condition Constraints 5 Site has no neighbouring constraints Froximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwell Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria:  Availability Criteria:  Availability Rating: Green Viability Criteria:  Achievability Criteria:  Achievability Rating: Green	Strategic Road Access		N/A					
Archaeological Assets  5	Designated Heritage Assets		0	Site contains one or m	ore designated heritage asse	ets		
Minerals & Waste Constraints  Defined Open Space  Site does not lie within an Alinerals Safeguarding Area. Site is not within a Minerals Or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  O  Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  O  Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Froximity to Key Services  O  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is nexcess of 500m from a designated one or more services and the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwell Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria:  Availability Criteria:  Availability Rating:  Green  Land Ownership  SHeld by developer/willing owner/public sector  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Achievability Rating:  Achievability Rating:  Achievability Rating:	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Defined Open Space    Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Green Belt & Green Wedge				Site is not thought to	contain any assets of archaed	ological intere	est	
Green Belt & Green Wedge	Minerals & Waste Constrain				•	rding Area. S	ite is not within a	
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  Froximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwell Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria:  Availability Rating:  Green  N/A  Allocation  Comments on Availability  Achievability Criteria:	Defined Open Space		5			ace, an exist	ing/proposed Country	
Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwell Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria: Availability Rating: Green  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation Achievability Criteria: Achievability Rating: Green  Viability Criteria: Achievability Rating: Green	Green Belt & Green Wedge 5							
Flood Risk Constraints  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwell Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria:  Land Ownership  Legal Constraints  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Availability Criteria:  Availability Rating:  Green  Availability Rating:  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Achievability Criteria:  Achievability Rating:  Green	Land Classification	and Classification 0						
Air Quality Management Areas  Ground Condition Constraints  Froximity to Key Services  O Site is in excess of 500m from a designated AQMA  Site has no neighbouring constraints  Froximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwell Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria:  Availability Rating:  Green  Availability Pating:  Land Condition  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  O Site is in excess of 2km walking distance of one or more services and the City Centre/South the City Centre/South Woodham Ferrers Town Centre  O Site is in excess of 2km walking distance of one or more services and the City Centre/South the City Centre/South Woodham Ferrers Town Centre  O Site is in excess of 2km walking distance of one or more services and the City Centre/South the City Centre/South Woodham Ferrers Town Centre  O Site is in excess of 2km walking distance of one or more services and the City Centre/South the City Centre/South Held South Protected Natural Features 0					rotected nat	ural features		
Size   Achievability Criteria:   Size   Achievability   Size   Achievability   Criteria:   Size   Achievability   Size   Achievability   Criteria:   Size   Achievability   Criteria:   Size   Achievability   Size   Siz	Flood Risk Constraints		5	•				
Neighbouring Constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwell Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria:  Land Ownership  Land Condition  S Held by developer/willing owner/public sector  Land Condition  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green  Viability  S Development is likely viable	Air Quality Management Ar	eas	5					
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwell Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  3 Low intensity land uses  Legal Constraints  Flanning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Viability  S Development is likely viable	<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	ot expected to be required			
Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwell Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable	Neighbouring Constraints		5	_	-			
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwell Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria:  Land Ownership  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green	Proximity to Key Services		0	Centre/South Woodha	am Ferrers Town Centre			
Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.  Availability Criteria:  Land Ownership  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Availability Rating:  Seen  Availability Rating:  Achievability Rating:  Green  Achievability Rating:  Green	Community Facilities		3	existing/proposed sch				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Comments on Suitability		Grade	2 Listed Building within s				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Availability Criteria:				Availability F	Rating:	Green	
Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Land Ownership		5	Held by developer/wil	ling owner/public sector		•	
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Site does not face any known legal issues  N/A  Achievability Criteria:  Achievability Rating: Green  Development is likely viable	Land Condition		3	Low intensity land use	S			
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable			5					
Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable	-		· -					
Comments on Availability  Achievability Criteria:  Viability  Development is likely viable  Achievability Rating: Green								
Viability 5 Development is likely viable								
Viability 5 Development is likely viable	Achievability Criteria:				Achievability	Rating:	Green	
			5	Development is likely			1	
Timescale for Deliverability 5 Up to 5 years								
Comments on Achievability				, , , , , ,				

SHELAA Reference:	CFS28	2	RAG Rating:	Yellow	3	0 May 2023
Site Address:	Land N	North of	South Woodham Fer	rers, SWF, Chelmsford		
Parish:	South	Woodh	am Ferrers	Total Score:	108	
Developable Site Area	133.65	58		Reason for	Gas pipe a	and Buffer (1.582ha),
(ha):				discounted areas:		line (0.06ha)
Potential Yield:	3742			Typology:	24	
Proposed Use:	Mixed	Use		Comments on the size	Size of sit	e is potentially suitable
·				of site:		ployment use
Suitability Criteria:				Suitability Ra	nting:	Yellow
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within
				e, South Woodham Ferrers T	own Centre	or any designated
			Neighbourhood Centre			
Proximity to the Workplace	!	5		king distance of an employm		n ————————————————————————————————————
Public Transport		5		alking distance of one or mor		
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network
Vehicle Access		5		g vehicle access into/adjacen		
Strategic Road Access		2		to or is adjacent to a safegua		oad or B-road
Designated Heritage Assets		5		any designated heritage asse		
Non-Designated Heritage A	ssets	3	· · · · · · · · · · · · · · · · · · ·	or more non-designated her		
srchaeological Assets 5 Site is not thought to contain any assets of archaeological interest				est		
Minerals & Waste Constrain	nts	5	Minerals or Waste Consultation Area			
Defined Open Space	pen Space 3 Site partially lies within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space			ing/proposed Country		
Green Belt & Green Wedge			Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge
Land Classification 0 Site is predominantly Greenfield and primarily within the I Grade 2 or Grade 3			nin the land o	classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features
Flood Risk Constraints		2	Up to 25% of the site a	area is within Flood Zone 3		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA		
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	not expected to be required		
Neighbouring Constraints		5	Site has no neighbouri	ing constraints		
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	ity Centre/South
Community Facilities		3		out additional strain on but no ool/healthcare facility/place		
Comments on Suitability		B1418		bus stops. Vehicle and Pede Protected Lanes. Natural Gre Lows		
Availability Criteria:				Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	lling owner/public sector	- 0	
Land Condition		5	, , , , , ,			
Legal Constraints		5	Site does not face any			
Planning Permission or					t of SGS10	See 20/00002/MAS
Allocation		Site is already allocated in the Local Plan forming part of SGS10. See 20/00002/MAS and 22/01961/OUT, 22/01961/FUL				
Comments on Availability				s run through the site. Site n	ot within pro	moters ownership.
Achievability Criteria:		2.0	2.	Achievability	•	Green
Viability		5	Development is likely			
Timescale for Deliverability		5	Up to 5 years			
Comments on Achievability		,	5p to 5 years			
Comments on Acmevability						

SHELAA Reference:	CFS28	3	RAG Rating:	Aml	per	3	0 May 2023		
Site Address:	Land s	outh of	Sheepcotes Roundab	out, Lit	tle Waltham, Chel	msford			
Parish:	Little \	Walthar	n	Total	Score:	83			
Developable Site Area	22.8			Reaso	on for				
(ha):				disco	unted areas:				
Potential Yield:	391			Typol	ogy:	1			
Proposed Use:	Reside	ntial		Comr	nents on the size				
				of site	2:				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	oroposed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr	e, South		•			
5		_	Neighbourhood Centr			I	17		
Proximity to the Workplace	;	0	Site is in excess of 2km				cation		
Public Transport		5	Site is within 400m walking distance of one or more services  Site is within 100m walking distance to either a PROW or cycle network						
PROW and Cycling Connect	ivity	5					network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets		3	Site is adjacent to one						
Non-Designated Heritage A	ssets	5	Site does not contain a						
Archaeological Assets		5	Site is not thought to		•				
Minerals & Waste Constraints 0			Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development						
Defined Open Space 5			Site does not lie within		· · · · · · · · · · · · · · · · · · ·				
Green Belt & Green Wedge 0			Park or 'Other' Green The majority of the sit		or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification 0			Wedge Site is predominantly	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,		
		•	Grade 2 or Grade 3				:: ::		
Protected Natural Features  3 Site does not comprise of any protected natural features but is within designated protected natural feature or within 500m of an internatio designated protected natural feature									
Flood Risk Constraints		5	Site is wholly within Fl						
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	9		
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on		
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha		•	more service	s and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		Braintr	e of DSB. In range of bus ee Road. Adajcent to co	nservati	on area. Within 100r	n of Sheepcp	ites Wood (LoWS). Small		
		area of	contaminated land to s	outhern	1				
Availability Criteria:					Availability R		Yellow		
Land Ownership		3	Promoter has an optic	n to pur	chase site or collabo	rate with exi	isting owner		
Land Condition		5	Vacant land & building	•					
Legal Constraints		3	Site may possibly face	legal iss	ues				
Planning Permission or Allocation		N/A							
Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s suppose submission. Site not within promoters ownership.				downer/s support with					
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable			1		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		,							
Comments on Acmevability									

SHELAA Reference:	15SLAA1	RAG Rating:	Yellow	3	0 May 2023	
Site Address:	Land North	Of Woodhouse Lodge,	Woodhouse Lane, Little W	/altham, Ch	elmsford, Essex	
Parish:	Little Waltha	am	Total Score:	97		
Developable Site Area	28.21		Reason for			
(ha):			discounted areas:			
Potential Yield:	484		Typology:	1		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Yellow	
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocation	1	
Public Transport	5		alking distance of one or mor			
<b>PROW and Cycling Connect</b>	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	0	Site is thought to cont	tain one or more assets of arc	chaeological i	nterest	
Minerals & Waste Constrain	nts 2	Site is wholly or partially within an identified Minerals Safeguarding Area and re further assessment to be undertaken in the form of a Minerals Resource Assess				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
<b>Protected Natural Features</b>	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	· ·	Site is wholly within Flood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 3	Ground treatment is e	expected to be required on pa	art of the site	!	
<b>Neighbouring Constraints</b>	5	Site has no neighbour	ing constraints			
Proximity to Key Services	3	Woodham Ferrers To			,	
Community Facilities	3		out additional strain on but no nool/healthcare facility/place			
Comments on Suitability		in DSB. In range of bus sto ected under TPO/2001/04	ops. Access to Blasford Hill, Li 0, TPO/2004/065.	ttle Waltham	. Handful of trees	
Availability Criteria:			Availability R	Rating:	Yellow	
Land Ownership	3	Promoter has an option	on to purchase site or collabo	rate with exi	sting owner	
Land Condition	5	Vacant land & building	gs			
Legal Constraints	3	Site may possibly face	e legal issues			
Planning Permission or	Site	is already allocated wit	thin the Local Plan forming	g part of SG	S8. See	
Allocation		0001/MAS, 20/02064/				
Comments on Availability		iple ownership. No evider n promoters control.	nce of all landowner/s suppor	t with submi	ssion. Entire site not	
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
		1				
Timescale for Deliverability	5	Up to 5 years				

SHELAA Reference:	15SLAA	2	RAG Rating:	Green	3	80 May 2023	
Site Address:	Land Re	ar Of 6	To 16 Highfields Me	ad, East Hanningfie	ld, Chelmsford, I	ssex	
Parish:	East Har	nningf	ield	Total Score:	112		
Developable Site Area	1.25			Reason for			
(ha):				discounted areas:			
Potential Yield:	28			Typology:	4		
Proposed Use:	Residen	tial		Comments on the	size		
				of site:			
Suitability Criteria:				Suitabil	ity Rating:	Green	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed emp	oloyment allocation	n	
Impact on Retail Areas		5	Development does no		•		
			Chelmsford City Centr		errers Town Centre	e or any designated	
Proximity to the Workplace		5	Neighbourhood Centre Site is within 2km wall		inlovment allocation	าท	
Public Transport		<u>.                                    </u>	Site is within 400m wa			711	
PROW and Cycling Connect		<u>5</u> 5	Site is within 100m wa			network	
Vehicle Access		<u>5</u> 5	A route exists enabling				
Strategic Road Access		<u> </u>	A Toute exists enabling	s vernere decess into/e	ajacent to the site		
Designated Heritage Assets		5	Site does not contain a	any designated herita	accets		
Non-Designated Heritage A		<u>5</u> 5	Site does not contain a				
Archaeological Assets		<u>.                                    </u>	Site is not thought to	<i>,</i>		rest	
Minerals & Waste Constrain		5	Less than 5ha of a site	is within a Minerals S			
Dofined Onen Crase		F	Minerals or Waste Cor		non Space, an evic	ting/proposed Country	
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Co Park or 'Other' Green Space			ting/proposed Country			
Green Belt & Green Wedge		5	Site does not lie within	•	een Belt or Green	Wedge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primar	ily within the land	classification/s: Grade 1,	
Protected Natural Features		3		of any protected nat	ural features but is	s within 100m of a locally	
			designated protected designated protected		hin 500m of an int	ernational/national	
Flood Risk Constraints	Į.	5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated	AQMA		
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be req	uired		
Neighbouring Constraints	ļ	5	Site has no neighbouri	ng constraints			
Proximity to Key Services		3	Site is within 2km wall	king distance of all ser	vices and/or the C	ity Centre/South	
			Woodham Ferrers Tov		1		
Community Facilities		3	Development would p				
			existing/proposed sch recreation facility	DOI/HEARINGATE TACHILY	/place of worship/	sports, leisure, or	
Comments on Suitability		Adjace	nt to DSB. In range of bu	s stops. Vehicular acc	ess via Bicknacre F	load, East Hanningfield.	
Availability Criteria:					lity Rating:	Green	
Land Ownership		3	Promoter has an optic				
Land Condition		5 5	Vacant land & building	•		U	
Legal Constraints		<u>5                                    </u>	Site does not face any known legal issues				
Planning Permission or		N/A					
Allocation		. •, , .					
Comments on Availability							
Achievability Criteria:				Achieva	bility Rating:	Green	
Viability		5	Development is likely			-	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	15SLA	А3	RAG Rating:	Green	3	0 May 2023		
Site Address:	Land So	outh W	est Of Cloughs Cottag	ge, Main Road, Boreham,	Chelmsford	, Essex		
Parish:	Boreha	ım		Total Score:	106			
Developable Site Area	2.06			Reason for				
(ha):				discounted areas:				
Potential Yield:	40			Typology:	3			
Proposed Use:	Reside	ntial		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Green		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas		5		t result in the loss of establis				
			! · · · · · · · · · · · · · · · · · · ·	e, South Woodham Ferrers T	•			
Proximity to the Workplace	<u>۽</u>	5	Site is within 2km wall	king distance of an employm	ent allocation	n		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	;	0		ore designated heritage asse				
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets		5		contain any assets of archaed				
Minerals & Waste Constrain	nts	0 Site is wholly or partially within an identified Minerals Consultation Area and						
				ere safeguarded infrastructui	•			
Defined Onen Crase		5	•	Id not have ceased prior to the name and area defined as Open Sp				
Defined Open Space		5	Park or 'Other' Green		iace, all exist	ing/proposed country		
Green Belt & Green Wedge	:	5				Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		5	excess of 500m of any	m of any locally designated printernational/national desig				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3		king distance of all services a	nd/or the Cit	y Centre/South		
Community Facilities		3	Woodham Ferrers Tov	wn centre out additional strain on but no	nt result in th	ne loss of on an		
Community Facilities		3	· ·	ool/healthcare facility/place				
Comments on Suitability		-	_	is stops. The site adjoins the		·		
		•		nn. Adjacent to Grade 2 listed	d building. Pa	artially within a		
		conser	vation area.			1		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A						
Allocation								
Comments on Availability								
<b>Achievability Criteria:</b>	Achievability Criteria: Achievability Rating: Green							
Viability		5	Development is likely					
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	15SLAA4	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land At Marg	aretting Service Statio	on, Main Road, Margaret	ting, Ingates	tone, Essex	
Parish:	Margaretting		Total Score:	100		
Developable Site Area	0.53		Reason for			
(ha):			discounted areas:			
Potential Yield:	10		Typology:	5		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability F	lating:	Red	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employm	ent allocation		
Impact on Retail Areas	5		t result in the loss of establ	•		
			e, South Woodham Ferrers	Town Centre	or any designated	
Dunisiasitus ta tha Mandada		Neighbourhood Centr	es n walking distance of an em	nlovment alle	cation	
Proximity to the Workplace					cation	
Public Transport	5		alking distance of one or mo alking distance to either a P		notwork	
PROW and Cycling Connect					HELWUIK	
Vehicle Access	5	A TOULE EXISTS ELIABILIT	g vehicle access into/adjace	int to the site		
Strategic Road Access	N/A	Cito door and and all	anu dasianata diberitere	oto		
Designated Heritage Assets			any designated heritage ass			
Non-Designated Heritage A			any non-designated heritag		1	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	9	iarding Area. S	site is not within a	
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open S Space	Space, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within	the Metropol	itan Green Belt or Green	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wi	thin the land o	classification/s: Grade 1,	
<b>Protected Natural Features</b>	0	Site partially or wholly	comprises of one or more	protected nat	ural features	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour				
Proximity to Key Services	0		n walking distance of one o am Ferrers Town Centre	r more service	s and the City	
Community Facilities	5		not result in the loss of nor pool/healthcare facility/plac			
Comments on Suitability	Outsid	le of DSB. In range of bus	s stops. 2 trees protected u	nder TPO/200	4/044.	
Availability Criteria:			Availability	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any known legal issues				
Planning Permission or	N/A					
Allocation						
Comments on Availability						
Achievability Criteria:			Achievabilit	y Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		•				

SHELAA Reference:	15SLAA	6	RAG Rating:	Red		3(	0 May 2023
Site Address:	Hill Hous	se, Ma	ain Road, Rettendon (	Commo	n, Chelmsford, Ess	ex, CM3 8E	Α
Parish:	Rettendo				Score:	104	
Developable Site Area	19.13			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	328			Typol	ogy:	1	
Proposed Use:	Resident	ial		Comr	ments on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra	nting:	Red
Proximity to Employment A	reas 5	;	Site is outside of any e	xisting/	proposed employme	nt allocation	
Impact on Retail Areas	5	<u>,                                    </u>	Development does no			•	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated
Dravimity to the Werkplace	2 5		Neighbourhood Centre Site is within 2km wall		ance of an employm	ont allocation	<u> </u>
Proximity to the Workplace	5		Site is within 400m wa				<u> </u>
Public Transport			Site is not connected t				rk
PROW and Cycling Connect Vehicle Access	1VILY 0		A route exists enabling			-	T.K.
Strategic Road Access		N/A	A TOUTE EXISTS ELIABILITY	5 VEHICLE	. access into/aujaten	t to the site	
Designated Heritage Assets		•	Site does not contain a	any deci	gnated heritage asse	ts	
Non-Designated Heritage A			Site does not contain a	-			
Archaeological Assets	5						2¢†
Minerals & Waste Constrain			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierais & Waste Collstial	Minerals or Waste Consultation Area				ite is not within a		
Defined Open Space	ed Open Space 5 Site does not lie within an area defined as O			a defined as Open Sp	ace, an existi	ing/proposed Country	
Corres Balt O. Corres Western	Park or 'Other' Green Space  Site partially lies within the Metropolitan Green Belt or Green Wedge			Vodeo			
Green Belt & Green Wedge							
Land Classification	0	)	Grade 2 or Grade 3	oreenne	eid and primarily with	iin the iand c	lassification/s: Grade 1,
Protected Natural Features	5	5	Site is in excess of 100				
	_		excess of 500m of any		-	nated protec	ted natural features
Flood Risk Constraints	5		Site is wholly within Flood Zone 1				
Air Quality Management Ar			Site is in excess of 500m from a designated AQMA  Ground treatment is not expected to be required				
Ground Condition Constrain					· · · · · · · · · · · · · · · · · · ·		
Neighbouring Constraints	5		Site has no neighbouri				a and the City
Proximity to Key Services	C	J	Site is in excess of 2km Centre/South Woodha			more services	s and the City
Community Facilities	3	3	Development would p			ot result in th	e loss of on an
zz		-	existing/proposed sch				
			recreation facility				
Comments on Suitability	Д	Adjace	nt to DSB. In range of bu	ıs stops.			Om from site boundary.
Availability Criteria:					Availability R	lating:	Green
Land Ownership	5		Held by developer/wil		ner/public sector		
Land Condition	3		Low intensity land uses				
Legal Constraints	5		Site does not face any known legal issues				
Planning Permission or	N	N/A					
Allocation  Comments on Availability	c	ito cu	rrently in use for other p	urnosos	•		
·		nte cul	remay in use for other p	ui poses		Datis	Groom
Achievability Criteria:			Davidage versit in the fi	.:	Achievability	kating:	Green
Viability	5		Development is likely	viable			
Timescale for Deliverability		)	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	15SLA	A7	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Southe	rn Woo	od, London Road, Gre	at Notley, Braintree, Esse	x, CM77 7Q	L		
Parish:	Great	Leighs		Total Score:	109			
Developable Site Area	0.35			Reason for				
(ha):				discounted areas:				
Potential Yield:	16			Typology:	20			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	nting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5		t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	<u>,                                      </u>	5	_	king distance of an employm	ent allocation	า		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivitv	5		alking distance to either a PR		network		
Vehicle Access	,,,	5		g vehicle access into/adjacen				
Strategic Road Access		N/A		<u> </u>				
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage A		5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constrain	nerals & Waste Constraints  O Site is wholly or partially within an identified Minerals Consultation Area and/ Consultation Area where safeguarded infrastructure is permanent in nature o allocated activity would not have ceased prior to the intended delivery of dev				ent in nature or where the			
Defined Open Space		5		n an area defined as Open Sp				
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		5		Previously Developed Land				
Protected Natural Features		3	·	e of any protected natural fe		•		
				natural feature or within 500	m of an inte	rnational/national		
Flood Risk Constraints		5	designated protected natural feature Site is wholly within Flood Zone 1					
Air Quality Management Ar	.636	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints	11.5	3		g constraints with potential for mitigation				
Proximity to Key Services		0		n walking distance of one or		s and the City		
Troximity to key services		Ü		am Ferrers Town Centre				
Community Facilities		5	•	oot result in the loss of nor pu ool/healthcare facility/place				
Comments on Suitability		Outside border	Ü	s stops. Within 100m of Bush	y Wood (LoW	/S) and TPO02001/083		
Availability Criteria:		DOTAGE	5 5.10.	Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	lling owner/public sector				
Land Condition		4	Established single use					
Legal Constraints		5	Site does not face any					
Planning Permission or		N/A						
Allocation		11/7						
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:				Achievability	Rating:	Yellow		
Viability		5	Development is likely					
Timescale for Deliverability		4	Over 5 years					
Comments on Achievability		•	<u>'</u>					

Site Address:   38 Victoria Road, Writtle, Chelmsford, CMI, 3PA   Parish: Writtle   Total Score:   116	SHELAA Reference:	15SLA	<b>8</b>	RAG Rating:	Red		30	0 May 2023	
Developable Site Area (fia):  Detential Yield:  11	Site Address:	38 Victo	oria Ro	ad, Writtle, Chelmsfo	rd, CM1	3PA			
Chair   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on Retail Areas   S   Site is outside of any existing/proposed employment allocation   Chemistrophysical Che	Parish:	Writtle			Total So	core:	116		
Potential Yield:   Residential	Developable Site Area	0.36			Reason	for			
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Red	(ha):				discour	nted areas:			
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Red	Potential Yield:	11			Typolog	gy:	17		
Suitability Criteria:   Suitability Rating:   Red	Proposed Use:	Residen	itial		Comme	ents on the size			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation					of site:				
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	ting:	Red	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace   5	Proximity to Employment A	reas	5	Site is outside of any e					
Neighbourhood Centres	Impact on Retail Areas		5	Development does no	t result in	the loss of establis	hed shops an	nd services within	
Proximity to the Workplace   5   Site is within 2km walking distance of an employment allocation   Public Transport   5   Site is within 12km walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   5   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   N/A   Designated Heritage Assets   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a minerals or Waste Consultation Area   Defined Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Green Belt & Green Wedge   3   Site partially lies within the Metropolitan Green Belt or Green Wedge   Land Classification   3   Site partially lies within the Metropolitan Green Belt or Green Wedge   Land Classification   5   Site is in excess of 100m of any locally designated protected natural features   Protected Natural Features   5   Site is in excess of 500m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features   Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre   Community Facilities   5   Site has no neighbouring constraints   5   Site has no neighbouring constraints   Proximity to Key Services   3   Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre    Comments on Suitability   5   Held by developer/willing owner/public sector   Land Ownership   5   Held by developer/willing owner/public sector   Legal Constraints   5   Site d	·			Chelmsford City Centr	e, South V	Voodham Ferrers T	own Centre	or any designated	
Public Transport  PROW and Cycling Connectivity  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Prowing Management Areas  5 A route exists enabling distance to either a PROW or cycle network  Prowinity to Key Services  5 Site does not contain any alking distance to either a PROW or cycle network  Prowinity to Key Services  5 Site does not contain any designated heritage assets  N/A  Site is not thought to contain any non-designated heritage assets  Archaeological Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country  Park or 'Other' Green Space  Green Belt & Green Wedge  1 Site parally lies within the Metropolitan Green Belt or Green Wedge  Land Classification  2 Site is predominantly Greenfield and primarily within the agricultural use, or urban use  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is no neglebouring constraints  Froximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South  Woodham Ferrers Town Centre  Community Facilities  5 Held by developer/willing owner/public sector  Land Ownership  5 Held by developer/willing owner/public sector  Legal Const									
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Minerals or Waste Consultation Area 5 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 3 Site partially lies within the Metropolitan Green Belt or Green Wedge 1 Site partially lies within the Metropolitan Green Belt or Green Wedge 1 Site is protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural leatures and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features in excess of 500m of any international designated protected natural features and in excess of 500m of any international/national designated protected natural features in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features in excess of 500m of any international designated protected natural features in excess of 500m of any international designated protected natural features in excess of 500m of any international designated protected natural f	Proximity to the Workplace							1	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 3 Site ja predominantly Greenfield and primarily within the agricultural land classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification 4 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban urban urb	•								
Designated Heritage Assets   S   Site does not contain any designated heritage assets   S   Site does not contain any non-designated heritage assets   S   Site does not contain any non-designated heritage assets   Archaeological Assets   S   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   S   Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Site partially lies within the Metropolitan Green Belt or Green Wedge   Land Classification   S   Site is partially lies within the Metropolitan Green Belt or Green Wedge   Land Classification   S   Site is intexes of Solom of any locally designated protected natural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   S   Site is in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features   S   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   S   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   S   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   S   Site is in excess of 500m from a designated AQMA   Ground treatment is expected to be required on part of the site   Noodham Ferrers Town Centre   S   Site is within 2km walking distance of all services and/or the City Centre/South   Woodham Ferrers Town Centre   S   Site is within 2km walking distance of all services and/or the City Centre/South   Woodham Ferrers Town Centre   S   Site is within 2km walking distance of all ser	PROW and Cycling Connect							network	
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access			A route exists enabling	g vehicle a	ccess into/adjacen	t to the site		
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets	Strategic Road Access		N/A						
Archaeological Assets    Site is not thought to contain any assets of archaeological interest	Designated Heritage Assets		5						
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  3 Site is partially lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is partially lies within the Metropolitan Green Belt or Green Wedge  Land Classification's Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.  Availability Criteria:  Land Ownership  Land Condition  4 Established single use  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-d	esignated heritage	assets		
Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  3 Site partially lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any International/national designated protected natural features Soom of any International/national designated protected natural features Soom of any International/national designated protected natural features Soom of any International/national designated protected natural features Soom of any International/national designated protected natural features Soom of any International/national designated protected natural features Soom of any International/national designated protected natural features Soom of any International/national designated protected natural features Soom of any International/national designated protected natural features Soom of any International/national designated protected natural features and in excess of 500m form a designated protected natural features Soom on excess of 500m from a designated protected natural features Soom on Protected Natural Features Soom on excess of 500m form a designated protected natural features Soom on excess of 500m form a desig	Archaeological Assets		5	_		•			
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Classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   Protected Natural Features   5   Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is wholly within Flood Zone 1	Green Belt & Green Wedge		3	Site partially lies withi	n the Met	ropolitan Green Be	lt or Green V	Vedge	
excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Land Classification		3				_		
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		5	excess of 500m of any	internatio	nal/national desig			
Ground Condition Constraints  Neighbouring Constraints  Froximity to Key Services  Site has no neighbouring constraints  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.  Availability Rating:  Green  Availability Rating:  Feen  Feen  Feen  Feen  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Feen	Flood Risk Constraints		5						
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site					
Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  4 Established single use  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	<b>Neighbouring Constraints</b>		5	Site has no neighbouri	ing constra	aints			
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.  Availability Criteria:  Land Ownership  Land Condition  4 Established single use  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		3			ice of all services a	nd/or the Cit	y Centre/South	
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.  Availability Criteria:  Land Ownership  Land Condition  4 Established single use  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Community Facilities		5			n the loss of nor pu	t additional s	strain on an	
Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  Site currently in Up to 5 years  Availability 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.  Availability Rating:  Availability Rating:  Green  Achievability Rating:  Green  Up to 5 years	,			existing/proposed sch					
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Viability Criteria:  Availability Rating:  Site does not face any known legal issues  N/A  Achievability Criteria:  Viability Site currently in use for other purposes.  Achievability Rating: Site one  Site one  Viability Site one  Up to 5 years									
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability					riority 2 contamina	ted land SOP	C000414 and ECC	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 4 Established single use  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:			<del>-</del>		Availability R	ating:	Green	
Land Condition 4 Established single use  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years			5	Held by developer/wil	lling owner	<b>.</b>	- 0		
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Site does not face any known legal issues  N/A  Achievabilissues  Achievability Criteria:  Achievability Rating:  Green  Up to 5 years				· ·		.,			
Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years									
Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years				<u> </u>					
Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable Timescale for Deliverability  5 Up to 5 years			. 1/ /						
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years			Site cu	rrently in use for other p	ourposes.				
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Achievability Criteria:					Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years			5	Development is likely					
COMMENS ON ACMEVABILITY	Comments on Achievability			· · · · · · · · · · · · · · · · · · ·					

SHELAA Reference:	15SLA	A9	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Norwo	od, Lor	ndon Road, Great Not	ley, Braintree, Essex, CM7	7 7QL		
Parish:	Great	Leighs		Total Score:	109		
Developable Site Area	0.47			Reason for			
(ha):				discounted areas:			
Potential Yield:	17			Typology:	20		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5	Chelmsford City Centr	t result in the loss of establis e, South Woodham Ferrers T	•		
Dunimito to the Mentoles		-	Neighbourhood Centr	es king distance of an employm	ont allocation	<u> </u>	
Proximity to the Workplace	<u>;</u>	5				1	
Public Transport		5		alking distance of one or mor		a atwark	
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A	Cita da sa mat samtain				
Designated Heritage Assets		5		any designated heritage asse			
Non-Designated Heritage A	ssets	5		any non-designated heritage contain any assets of archaec		not-	
Archaeological Assets		5	· ·	•			
Minerals & Waste Constrain	inerals & Waste Constraints  O Site is wholly or partially within an identified Minerals Consultation Area and/o Consultation Area where safeguarded infrastructure is permanent in nature or allocated activity would not have ceased prior to the intended delivery of deve				ent in nature or where the		
Defined Open Space		5		n an area defined as Open Sp			
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green V	/edge	
Land Classification		5		Previously Developed Land			
Protected Natural Features		3		e of any protected natural fe			
				natural feature or within 500	of an inte	rnational/national	
Flood Risk Constraints		5	designated protected natural feature Site is wholly within Flood Zone 1				
	.026	5	Site is in excess of 500m from a designated AQMA				
Air Quality Management Ar Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints	111.5	3	Site has neighbouring constraints with potential for mitigation				
Proximity to Key Services		0		n walking distance of one or		s and the City	
Froximity to key services		U		am Ferrers Town Centre	illore service	s and the city	
Community Facilities		5	Development would n	ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability			_	stops. The site is served by a	an existing ve	chicular and pedestrian	
Availability Criteria:		access	Within 100m of Bushy	Availability R	Pating:	Green	
		-	Hold by developer (will	ling owner/public sector	aung.	GIECH	
Land Ownership Land Condition		5 3	Low intensity land use				
			,				
Legal Constraints		5 N/A					
Planning Permission or Allocation		N/A					
Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:		2.10 00	,	Achievability	Rating:	Green	
Viability		5	Development is likely		naung.	- Ciccii	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		,					
Comments on Achievability							

SHELAA Reference:	15SLAA10	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land South	West Of Southernwood	d, London Road, Great No	tley, Essex		
Parish:	Great Leigh	S	Total Score:	105		
Developable Site Area	0.27		Reason for			
(ha):			discounted areas:			
Potential Yield:	8		Typology:	18		
Proposed Use:	Residential		Comments on the size			
			of site:		T	
Suitability Criteria:			Suitability Ra		Amber	
Proximity to Employment A	reas 5		existing/proposed employme			
Impact on Retail Areas	5	·	ot result in the loss of establis re, South Woodham Ferrers T res	•		
Proximity to the Workplace	5		king distance of an employm	ent allocation	n	
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A	1				
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	aste Constraints  O Site is wholly or partially within an identified Minerals Consultation Area and/or Consultation Area where safeguarded infrastructure is permanent in nature or wallocated activity would not have ceased prior to the intended delivery of develo			ent in nature or where the		
Defined Open Space	5	· ·	n an area defined as Open Sp			
Green Belt & Green Wedge	5	5 Site does not lie within the Metropolitan Green Belt or Green Wedge			Vedge	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3	designated protected	e of any protected natural fe natural feature or within 500			
Fland Biolo Country into	-	designated protected				
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar		<u> </u>	Om from a designated AQMA			
Ground Condition Constraint			not expected to be required constraints with potential fo	r mitigation		
Neighbouring Constraints Proximity to Key Services	3		n walking distance of one or		s and the City	
Troximity to key services			am Ferrers Town Centre	more service	s and the city	
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place			
Comments on Suitability			s stops. The site is served by	an existing ve	ehicular and pedestrian	
	acc	ess. Within 100m of Bushy	,		1	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	4	Established single use				
Legal Constraints	5	Site does not face any known legal issues				
Planning Permission or	Planning Permission or N/A					
Allocation						
Comments on Availability	Site	currently in use for other	purposes.			
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	•			
Timescale for Deliverability		Up to 5 years				
Comments on Achievability		•				

Site Address:   Land East Of The Green Man, Main Road, Howe Street, Chelmsford	SHELAA Reference:	15SLAA1	12	RAG Rating:	Amk	er	30	O May 2023
Developable Site Area (ha):	Site Address:	Land East	t Of T	he Green Man, Main	Road, I	lowe Street, Chelr	nsford	
Comments on the size   Suitability Rating:   Amber   Proposed Use:   Residential   Suitability Rating:   Amber   Suitability Rating:   Amber   Programment   Suitability Rating:   Amber   Suitability Rating:   Suitability Rating:   Amber   Proximity to Employment Areas   Suitability Rating:   Suitability Rating:   Amber   Proximity to Employment Areas   Suitability Rating:   Suitability Rating:   Amber   Proximity to Employment Areas   Suitability Rating:   Suitability Rating:   Amber   Proximity to the Workplace   Suitability Rating:   Suitability Rating:   Suitability Rating:   Suitability Rating:   Amber   Proximity to the Workplace   Suitability Rating:   Suitability R	Parish:	Great Wa	althar	m	Total	Score:	110	
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas Substance of Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Suitability Criteria: Site is within 200m walking distance of an employment allocation Public Transport Site is within 200m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Site is within 300m walking distance to either a PROW or cycle network Vehicle Access Site within 300m walking distance to either a PROW or cycle network Vehicle Access Site within 300m walking distance to either a PROW or cycle network Vehicle Access Site within 300m walking distance to either a PROW or cycle network Vehicle Access Site does not contain any designated heritage assets Strategic Road Access Site within 300m walking distance to either a PROW or cycle network Vehicle Access Site within 300m walking distance to either a PROW or cycle network Vehicle Access Site within 300m walking distance to either a PROW or cycle network Vehicle Access Site within 300m walking distance to either a PROW or cycle network Vehicle Access Site within 300m walking distance to either a PROW or cycle network Vehicle Access Site within 300m walking distance to either a PROW or cycle network Vehicle Access Site within 300m walking distance to either a PROW or cycle network Vehicle Access Site within 300m walking distance of an employment allocation Access Site does not live within a Mineral Safeguarding Area. Site is not within 300m walking distance of me wedge Site does not live within a Mineral Safeguarding Area. Site is not w	Developable Site Area	0.83			Reasc	n for		
Proposed Use:   Residential   Comments on the size of site:	(ha):				disco	unted areas:		
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	19			Typol	ogy:	4	
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Residenti	al		Comn	nents on the size		
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation					of site	2:		
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	iting:	Amber
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  Proximity to the Workplace  Site is within 2km walking distance of an employment allocation  Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Vehicle Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site does not in within a minerals Safeguarding Area. Site is not within a Minerals Waste Constitution Area  Minerals or Waste Consultation Area  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other Green Space  Green Belt & Green Wedge  Land Classification  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 Grade 2 Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  Site has no neighbouring constraints  Site has no neigh	Proximity to Employment A	reas 5		Site is outside of any e	xisting/p	proposed employme	nt allocation	
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any assets of archaeological interest Minerals & Waste Constraints Site does not contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national d	Impact on Retail Areas	5		Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated
PROW and Cycling Connectivity  5	Proximity to the Workplace	5		Site is within 2km wall	king dist	ance of an employm	ent allocatior	1
Vehicle Access 5	Public Transport	5		Site is within 400m wa	lking dis	tance of one or mor	e services	
Strategic Road Access   N/A	PROW and Cycling Connect	ivity 5		Site is within 100m wa	lking dis	tance to either a PR	OW or cycle r	network
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site	
Non-Designated Heritage Assets  Archaeological Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals & Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  3 Site does not or great a site is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designation of site area	Strategic Road Access	N	I/A					
Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 3  Protected Natural Features  3 Site does not omprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Foround Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Possible existing access of Luck's Lane.  Availability Criteria:  Availability Criteria:  Availability Rating:  Green  Vacant land & buildings  Flend by developer/willing owner/public sector  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Achievability Rating:  Green	Designated Heritage Assets	5		Site does not contain a	any desi	gnated heritage asse	ts	
Minerals & Waste Constraints  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national	Non-Designated Heritage A	ssets 5		Site does not contain a	any non-	designated heritage	assets	
Defined Open Space    Site does not lie within an area defined as Open Space, an existing/proposed Country   Park or 'Other' Green Space	Archaeological Assets	5		Site is not thought to	contain a	iny assets of archaed	ological intere	est
Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 Grade 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national set is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of	Minerals & Waste Constrain	nts 5					ite is not within a	
Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national series of site is nexcess	Defined Open Space	5				defined as Open Sp	ace, an existi	ng/proposed Country
Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Possible existing access off Luck's Lane.  Availability Criteria: Availability Rating: Green  Allocation  N/A  Allocation  N/A  Achievability Criteria:	Green Belt & Green Wedge	5		Site does not lie within	the Me	tropolitan Green Be	lt or Green W	/edge
designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Possible existing access off Luck's Lane.  Availability Criteria: Availability Rating: Green  Land Ownership Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Value  Achievability Criteria: Achievability Value  Achievability Criteria: Achievability Value  Achievability Criteria: Achievability Value  Achievability Criteria: Achievability Value  Achievability Criteria: Achievability Value  Achievability Criteria: Achievability Value  Achievability Criteria: Achievability Value  Achievability Criteria: Achievability Criteria:	Land Classification	0			Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Comments on Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green  Achievability Criteria: Achievability Rating: Green	Protected Natural Features	3		designated protected	natural f	eature or within 500		
Ground Condition Constraints   5   Ground treatment is not expected to be required	Flood Risk Constraints	2		Up to 25% of the site area is within Flood Zone 3				
Neighbouring Constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Possible existing access off Luck's Lane.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable	Air Quality Management Ar	eas 5		Site is in excess of 500m from a designated AQMA				
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Possible existing access off Luck's Lane.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or N/A  Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable	Ground Condition Constrain	nts 5		Ground treatment is not expected to be required				
Community Facilities  Some Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Possible existing access off Luck's Lane.  Availability Criteria:  Land Ownership  Some Held by developer/willing owner/public sector  Land Condition  Some Vacant land & buildings  Legal Constraints  Some Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Achievability Rating:  Green	Neighbouring Constraints	5		Site has no neighbouri	ng const	raints		
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Possible existing access off Luck's Lane.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable	Proximity to Key Services	0					more services	s and the City
Availability Criteria:  Land Ownership  Land Condition  S  Vacant land & buildings  Legal Constraints  Flanning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability  Achievability  Achievability  Availability Rating:  Availability Rating:  Availability Rating:  Achievability Rating:  Green  Achievability Rating:  Achievability Rating:  Achievability Rating:  Achievability Rating:  Achievability Rating:  Achievability Rating:  Achievability Rating:  Achievability Rating:  Achievability Rating:	Community Facilities	5		existing/proposed sch		•		
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Comments on Suitability	A	djace	nt to DSB. In range of bu	s stops.	Possible existing acc	ess off Luck's	Lane.
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Availability Criteria:					Availability R	ating:	Green
Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	· · · · · · · · · · · · · · · · · · ·	5		Held by developer/wil	ling own	•		ı
Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Land Condition	5		Vacant land & building	gs			
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable								
Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable								
Comments on Availability       Achievability Criteria:     Achievability Rating:     Green       Viability     5     Development is likely viable	_		-					
Viability 5 Development is likely viable								
Viability 5 Development is likely viable	<b>Achievability Criteria:</b>					Achievability	Rating:	Green
				Development is likely	viable			
				·				
Comments on Achievability				. , ,				

SHELAA Reference:	15SLAA13	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land Opposit	e 19 To 23, Church Gr	reen, Broomfield, Chelmsf	ord, Essex		
Parish:	Broomfield		Total Score:	101		
Developable Site Area	3.89		Reason for			
(ha):			discounted areas:			
Potential Yield:	76		Typology:	3		
Proposed Use:	Residential		Comments on the size of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme		•	
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within	
·		Chelmsford City Centi	re, South Woodham Ferrers 1	Town Centre	or any designated	
		Neighbourhood Centr				
Proximity to the Workplace			lking distance of an employm		n	
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connect			alking distance to either a PR		network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets			nore designated heritage asso			
Non-Designated Heritage A			any non-designated heritage			
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	5 Site does not lie within the Metropolitan Green Belt or Green Wedge			Vedge	
Land Classification	3	· ·	Greenfield and primarily witle 4, Grade 5, non-agricultural	•		
Protected Natural Features	0		y comprises of one or more p			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA			
Ground Condition Constrain		Ground treatment is a	not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints				
Proximity to Key Services	0	Site is in excess of 2kr	m walking distance of one or	more service	s and the City	
		· · · · · · · · · · · · · · · · · · ·	am Ferrers Town Centre			
Community Facilities	3	·	out additional strain on but n nool/healthcare facility/place			
Comments on Suitability	-	ent to DSB. In range of b	us stops. Adjacent to Grade 2 tected under TPO/2005/069.		ng. Partially within a	
Availability Criteria:	001.00		Availability F		Yellow	
Land Ownership	0	Known to be in partic	ularly complex/multiple own		1	
Land Condition	5	Vacant land & buildin	, , , , , , , , , , , , , , , , , , ,			
Legal Constraints	5	Site does not face any known legal issues				
Planning Permission or	N/A	1	, J <del></del>			
Allocation	1.77					
Comments on Availability	Multip	ole ownership. Entire site	e not within promoters contr	ol.		
Achievability Criteria:			Achievability	/ Rating:	Green	
Viability	5	Development is likely	viable		•	
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		1				

SHELAA Reference:	15SLA	<b>\16</b>	RAG Rating:	Amber	30	O May 2023	
Site Address:	Land Ea	st Of E	Banters Lane, Banters	Lane, Great Leighs, Cheln	nsford		
Parish:	Great L	eighs		Total Score:	101		
Developable Site Area	5.72			Reason for			
(ha):				discounted areas:			
Potential Yield:	98			Typology:	2		
Proposed Use:	Resider	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	3	Site is adjacent to an e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5		t result in the loss of establis e, South Woodham Ferrers T es			
Proximity to the Workplace	:	5	Site is within 2km wall	king distance of an employm	ent allocatior	1	
Public Transport		5		lking distance of one or mor			
<b>PROW and Cycling Connect</b>	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle r	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to o	contain any assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts	2	Site is wholly or partially within an identified Minerals Safeguarding Area and re further assessment to be undertaken in the form of a Minerals Resource Assess				
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space			ng/proposed Country		
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be			
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with			
<b>Protected Natural Features</b>		0		comprises of one or more p	rotected nati	ural features	
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		5	Site has no neighbouri				
Proximity to Key Services		0	Centre/South Woodha	n walking distance of one or i am Ferrers Town Centre			
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability			014/031.Priority 4 conta	ps. Handful of trees on boun minated land witihn site: CH			
Availability Criteria:				Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or		N/A					
Allocation							
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely			I	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			P 1				
Comments on Achievability							

SHELAA Reference: 1	.5SLAA18	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land East C	f 685A Galleywood Roa	ad, Chelmsford, Essex				
Parish:	Chelmsford		Total Score:	95			
Developable Site Area	0.18		Reason for				
(ha):			discounted areas:				
Potential Yield:	5		Typology:	18			
Proposed Use:	Residential		Comments on the size				
·			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment Ar	eas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	· ·	ot result in the loss of establis	•			
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
<del> </del>		Neighbourhood Centr					
Proximity to the Workplace	5		lking distance of an employm		1		
Public Transport	5		alking distance of one or mor		<del></del>		
PROW and Cycling Connectiv			to either an existing PROW o		ork		
Vehicle Access	5		g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage As	sets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	ts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not w Minerals or Waste Consultation Area			ite is not within a		
Defined Open Space	5	5 Site does not lie within an area defined as Open Space, an existing/pro			ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Are	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	ts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	lking distance of all services a wn Centre	nd/or the Cit	y Centre/South		
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability	Adja	cent to Urban Area. In ran	nge of bus stops. 0.01ha prote	ected under T	PO/2008/105.		
Availability Criteria:			Availability F	Rating:	Yellow		
Land Ownership	0	Known to be in partic	ularly complex/multiple own		•		
Land Condition	4	Established single use					
Legal Constraints	3	Site may possibly face					
Planning Permission or	N/A						
Allocation	,,						
Comments on Availability		Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters control.					
	3301	The state of the s	Achievability	Rating:	Green		
Achievability Criteria:							
•	5	Development is likely	-		Green		
Achievability Criteria: Viability Timescale for Deliverability	5	Development is likely Up to 5 years	-	110.111.61	- Creen		

SHELAA Reference:	15SLAA22	RAG Rating:	Amber	3	0 May 2023	
Site Address:	West Side Of	Entrance To Wood Ha	aven, North Hill, Little Bac	ddow, Cheln	nsford, Essex	
Parish:	Little Baddow		Total Score:	103		
Developable Site Area	4		Reason for			
(ha):			discounted areas:			
Potential Yield:	78		Typology:	3		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability R	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	ent allocation	1	
Impact on Retail Areas	5	·	ot result in the loss of establi	•		
			re, South Woodham Ferrers	Town Centre	or any designated	
		Neighbourhood Centr		.1		
Proximity to the Workplace			m walking distance of an emp		ocation	
Public Transport	5		alking distance of one or mo		and and	
PROW and Cycling Connect			alking distance to either a PF		network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjace	nt to the site		
Strategic Road Access	N/A	611 t tr	1			
Designated Heritage Assets		<u> </u>	e or more designated heritag			
Non-Designated Heritage A			any non-designated heritage			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			Site is not within a		
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/propos Park or 'Other' Green Space			ting/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	elt or Green V	Vedge	
Land Classification	3		Greenfield and primarily wit 4, Grade 5, non-agricultura	_		
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	protected nat	tural features	
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA	Ĺ		
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities	3	· ·	out additional strain on but n			
			ool/healthcare facility/place	of worship/s	sports, leisure, or	
Community on Code-1999	0+=:-1	recreation facility	s stone Adiacont to grade 2	listed buildin	a 1 tran protected as	
Comments on Suitability		e of DSB. In range of bus ary under TPO/1983/01	s stops. Adjacent to grade 2 6.	listea bullain	g. 1 tree protected on	
Availability Criteria:			Availability	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	4	Established single use				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or	N/A					
Allocation						
Comments on Availability	Site cu	rrently in use for other p	ourposes.			
<b>Achievability Criteria:</b>			Achievability	y Rating:	Green	
Viability	5	Development is likely	viable			
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		•				

SHELAA Reference: 1	L5SLAA:	23	RAG Rating:	Green	3	0 May 2023	
Site Address:	Land Nor	rth Ea	st Of Telephone Exch	ange, Burnham Road, So	uth Woodha	am Ferrers, Chelmsford	
Parish:	South W	oodh	am Ferrers	Total Score:	116		
Developable Site Area	44.53			Reason for	Electricity	line (0.4ha)	
(ha):				discounted areas:			
Potential Yield:	545			Typology:	27		
Proposed Use:	Mixed Use			Comments on the size	Size of sit	e is potentially suitable	
				of site:	for all em	ployment use	
Suitability Criteria:				Suitability Ra	ating:	Green	
Proximity to Employment A	reas 3	3	Site is adjacent to an e	existing/proposed employme	ent allocation		
Impact on Retail Areas	5	5	Development does not result in the loss of established shops and services within				
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
	_		Neighbourhood Centre				
Proximity to the Workplace				king distance of an employm		n 	
Public Transport	5			alking distance of one or mo			
PROW and Cycling Connecti				alking distance to either a PR		network	
Vehicle Access	5			g vehicle access into/adjacer			
Strategic Road Access	2			to or is adjacent to a safegua		oad or B-road	
Designated Heritage Assets	. 5			any designated heritage asse			
Non-Designated Heritage As				any non-designated heritage			
Archaeological Assets	. 5		Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts 5	)	Minerals or Waste Cor	nsultation Area			
Defined Open Space	5	5	Site does not lie within Park or 'Other' Green	ո an area defined as Open Տլ Space	oace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	3	8		Greenfield and primarily wit 4, Grade 5, non-agricultural	-		
Protected Natural Features	0	)	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints	5	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 5		Ground treatment is not expected to be required				
Neighbouring Constraints	5	5	Site has no neighbouring constraints				
Proximity to Key Services	5	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre				
Community Facilities	3		existing/proposed sch recreation facility	ut additional strain on but n ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability	V	Within	Urban Area. In range of	bus stops. Access off Burnh	am Road. 2.5	19ha LoWS.	
Availability Criteria:				Availability I	Rating:	Green	
Land Ownership	5	5	Held by developer/wil	ling owner/public sector		1	
Land Condition	5		Vacant land & building	gs			
Legal Constraints	5	5	Site does not face any	known legal issues			
Planning Permission or	S	ite is	already allocated wit	hin the Local Plan formin	g part of site	e SGS10. See	
Allocation			, 002/MAS, 21/01961/				
Comments on Availability							
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability	5	5	Development is likely				
Timescale for Deliverability	5	5	Up to 5 years				

Parish: Great Developable Site Area (ha): Potential Yield: 32 Proposed Use: Reside  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Archaeological Assets	Leighs ential  3 5 5 5 5 N/A 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Site is adjacent to an e Development does no Chelmsford City Centr Neighbourhood Centra Site is within 2km wall Site is within 400m wa Site is within 100m wa	king distance of an employr alking distance of one or mo alking distance to either a Pl g vehicle access into/adjace	ating: Lent allocation is hed shops ar Town Centre ment allocation ore services ROW or cycle	Amber  Ind services within or any designated	
Parish: Great Developable Site Area (ha): Potential Yield: 32 Proposed Use: Reside  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Archaeological Assets	Leighs ential  3 5 5 5 5 N/A 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Site is adjacent to an e Development does no Chelmsford City Centr Neighbourhood Centri Site is within 2km wall Site is within 400m wa A route exists enabling	Total Score:  Reason for discounted areas:  Typology:  Comments on the size of site:  Suitability Rexisting/proposed employment result in the loss of establice, South Woodham Ferrers esking distance of an employmalking distance of one or modelking distance to either a Plig vehicle access into/adjace	ating: Lent allocation is hed shops ar Town Centre ment allocation ore services ROW or cycle	Amber  Ind services within or any designated	
(ha):  Potential Yield: Proposed Use: Reside  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	3 5 5 5 5 N/A 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centr Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	discounted areas: Typology: Comments on the size of site: Suitability Rexisting/proposed employment result in the loss of establice, South Woodham Ferrers esking distance of an employmalking distance of one or modeliking distance to either a Plig vehicle access into/adjace	ent allocation ished shops ar Town Centre ment allocation ore services ROW or cycle	nd services within or any designated n	
Proposed Use:  Reside  Suitability Criteria:  Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	3 5 5 5 5 N/A 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centr Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	Typology: Comments on the size of site: Suitability Rexisting/proposed employment result in the loss of establice, South Woodham Ferrers esking distance of an employmalking distance of one or modelking distance to either a Plig vehicle access into/adjace	ent allocation ished shops ar Town Centre ment allocation ore services ROW or cycle	nd services within or any designated n	
Proposed Use: Reside  Suitability Criteria:  Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	3 5 5 5 5 N/A 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centr Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	Comments on the size of site:  Suitability Rexisting/proposed employment result in the loss of establice, South Woodham Ferrers less king distance of an employmalking distance of one or more alking distance to either a Plag vehicle access into/adjace	ent allocation ished shops ar Town Centre ment allocation ore services ROW or cycle	nd services within or any designated n	
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	3 5 5 5 5 N/A 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centr Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	of site:  Suitability R existing/proposed employment result in the loss of establice, South Woodham Ferrers esking distance of an employrealking distance of one or more alking distance to either a Plag vehicle access into/adjace	ent allocation ished shops ar Town Centre ment allocation ore services ROW or cycle	nd services within or any designated n	
Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 N/A 5 5	Development does no Chelmsford City Centr Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	Suitability Rexisting/proposed employment result in the loss of establice, South Woodham Ferrers less king distance of an employmalking distance of one or more alking distance to either a Plag vehicle access into/adjace	ent allocation ished shops ar Town Centre ment allocation ore services ROW or cycle	nd services within or any designated n	
Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 N/A 5 5	Development does no Chelmsford City Centr Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	existing/proposed employm by result in the loss of establice, South Woodham Ferrers es king distance of an employmalking distance of one or modelking distance to either a Pl g vehicle access into/adjace	ent allocation ished shops ar Town Centre ment allocation ore services ROW or cycle	nd services within or any designated n	
Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 N/A 5 5	Development does no Chelmsford City Centr Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	ot result in the loss of establine, South Woodham Ferrers es king distance of an employralking distance of one or mosalking distance to either a Play wehicle access into/adjace	ished shops ar Town Centre ment allocation ore services ROW or cycle	nd services within or any designated n	
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 N/A 5 5	Chelmsford City Centr Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	re, South Woodham Ferrers es king distance of an employr alking distance of one or mo alking distance to either a Pl g vehicle access into/adjace	Town Centre ment allocation ore services ROW or cycle	or any designated n	
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 N/A 5 5	Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling Site does not contain a	es king distance of an employr alking distance of one or mo alking distance to either a Pl g vehicle access into/adjace	ment allocation ore services ROW or cycle	n	
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 N/A 5 5	Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling Site does not contain a	king distance of an employr alking distance of one or mo alking distance to either a Pl g vehicle access into/adjace	ore services ROW or cycle		
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 N/A 5 5	Site is within 400m was Site is within 100m was A route exists enabling Site does not contain a	alking distance of one or mo alking distance to either a PI g vehicle access into/adjace	ore services ROW or cycle		
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 N/A 5 5 5	Site is within 100m wa A route exists enabling Site does not contain a	alking distance to either a Pl g vehicle access into/adjace	ROW or cycle	network	
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 N/A 5 5 5	A route exists enabling  Site does not contain a	g vehicle access into/adjace		Hetwork	
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	N/A 5 5 5	Site does not contain a		nt to the site		
Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5		any designated heritage ass			
Non-Designated Heritage Assets Archaeological Assets	5		anv designated heritage ass	-1-		
Archaeological Assets	5	Site does not contain a				
•		City is a set the society to			1	
			contain any assets of archae			
Minerals & Waste Constraints	5	Minerals or Waste Co	e is within a Minerals Safegu nsultation Area	arding Area. S	oite is not within a	
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5		n the Metropolitan Green B	elt or Green V	Vedge	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wi	thin the land o	classification/s: Grade 1,	
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constraints	5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbouring constraints				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	3		out additional strain on but	not result in th	ne loss of on an	
Community Full Miles		·	ool/healthcare facility/place			
Comments on Suitability		DSB. In range of bus sto ninated land SOPC00088	pps. 0.133ha protected unde 35.	er TPO/2005/0	038.Majority of site within	
Availability Criteria:			Availability	Rating:	Green	
Land Ownership	5	Held by developer/wil	lling owner/public sector			
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or	Site is	already allocated wit	hin the Local Plan formir	ng part of SG	S7	
Allocation						
Comments on Availability						
Achievability Criteria:			Achievabilit	y Rating:	Green	
Viability	5	Development is likely	viable			
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability						

SHELAA Reference:	15SLAA2	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land East (	Of 52 Main Road, Great	Leighs, Chelmsford, Essex				
Parish:	Great Leigl	ns	Total Score:	101			
Developable Site Area	9.03		Reason for				
(ha):			discounted areas:				
Potential Yield:	155		Typology:	2			
Proposed Use:	Residentia		Comments on the size				
Suitability Criteria:		of site:  Suitability Rating: Amber					
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employment				
Impact on Retail Areas	5		ot result in the loss of establis				
impact on Netali Areas		•	re, South Woodham Ferrers	•			
		Neighbourhood Centi	res		-		
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	nent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mo	re services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	ROW or cycle	network		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A	4					
Designated Heritage Assets	3	Site is adjacent to one	e or more designated heritag	e assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	e assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area			Site is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open S <sub>l</sub> ı Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	. 5		in the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	protected nat	ural features		
Flood Risk Constraints	2	Up to 25% of the site	area is within Flood Zone 3				
Air Quality Management Ar	reas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints				
Proximity to Key Services	0		m walking distance of one or	more service	es and the City		
Community Facilities	3	· ·	iam Ferrers Town Centre put additional strain on but n	ot result in th	ne loss of on an		
Community Facilities		·	existing/proposed school/healthcare facility/place of worship/sports, leisure, or				
Comments on Suitability			us stops. Access off Main Roader TPO/2009/044.	ad. Adjacent 1	to Grade 2 listed		
Availability Criteria:			Availability I	Rating:	Green		
Land Ownership	3	Promoter has an opti	on to purchase site or collabo		isting owner		
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any known legal issues					
Planning Permission or	N/A	N/A					
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>			Achievability	y Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability	,		<u> </u>				

SHELAA Reference: 1	SSLAA29	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land North	West Of Blatch Cote, W	/hite Elm Road, Bicknacre	, Chelmsfor	d, Essex		
Parish:	Bicknacre		Total Score:	100			
Developable Site Area	0.56	Reason for					
(ha):			discounted areas:				
Potential Yield:	11		Typology:	5			
Proposed Use:	Residential	comments on the size					
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment Ar	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops ar	nd services within		
		•	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
		Neighbourhood Centr					
Proximity to the Workplace	0		m walking distance of an emp		cation		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connecti			to either an existing PROW o		ork		
Vehicle Access	5		g vehicle access into/adjacer	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage As			any non-designated heritage				
Archaeological Assets	5		te is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	ts 5	Minerals or Waste Co					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Are	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	ts 5	Ground treatment is a	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	alking distance of all services wn Centre	and/or the C	City Centre/South		
Community Facilities	5	-	not result in the loss of nor proposed in the loss of the loss of nor proposed in the loss of nor proposed in the loss of				
Comments on Suitability	Adja	cent to DSB. 0.161ha prot	ected under TPO/2000/032.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		•		
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	N/A	•					
Allocation		•					
Comments on Availability	Forn	ns part of residential garde	en				
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

Parish: Little Waltham Developable Site Area (Ind.):  Potential Vield: 2 Typology: 19  Proposed Use: Residential Comments on the size of site:  Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chemistroid Cycling Connectivity 5 Site is within 20m walking distance of an employment allocation Nelbic Transport 5 Site is within 20m walking distance of an employment allocation Nelbic Transport 5 Site is within 20m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site is within 100m walking distance of an employment allocation Non-Designated Heritage Assets 5 Site does not contain any designated heritage assets Archaeological Assets 5 Site does not contain any designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within affinerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 1 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 1 Site does not lie within an area defined as Open Space, an existing/proposed Country Park for 'Other' Green Space  Green Belt & Green Wedge 1 Site does not lie within an area defined as Open Space, an existing/proposed Country Park for 'Other' Green Space  Green Belt & Green Wedge 1 Site does not lie within the Metropolitan Green Belt or Green Wedge 1 Site does not lie within an area def	SHELAA Reference: :			Amber		0 May 2023		
Developable Site Area   0.07   Reason for discounted areas:	Site Address:	Land South	Of Southwood House, \	Woodhouse Lane, Little W	odhouse Lane, Little Waltham, Chelmsford, Essex			
Comments on the size   Proposed Use:   Residential   Res	Parish:	Little Walth	am	Total Score:	113			
Protential Vield: 2 Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Proximity to the Workplace   5   Site is within 2km walking distance of an employment allocation   Public Transport   5   Site is within 400m walking distance to either a PROW or cycle network   Vehicle Access   5   A route exists enabling wehicle access into/adjacent to the site Strategic Road Access   N/A   Designated Heritage Assets   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any assets of archaeological interest   Minerals & Waste Constraints   5   Site does not contain any assets of archaeological interest   Minerals & Waste Constraints   5   Site does not contain any assets of archaeological interest   Site does not contain any non-designated heritage assets   Site does not contain any assets of archaeological interest   Minerals & Waste Constraints   5   Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals of Waste Consultation Area. Site is not within a Minerals of Waste Consultation Area. Site is not within a Minerals of Waste Consultation Area. Site is not within a Minerals of Waste Consultation Area. Site is not within a Minerals of Waste Consultation Area. Site is not within a Minerals of Waste Consultation Area. Site is not within a Minerals of Waste Consultation Area. Site is not within a Minerals of Waste Consultation Area. Site is not within a Minerals of Waste Consultation Area. Site is not within a Minerals of Waste Consultation Area. Site is not within a Mineral Safeguarding Area. Site is not within a Mineral Sa	Developable Site Area	0.07		Reason for				
Comments on the size of site:   Suitability Rating:   Amber	(ha):		discounted areas:					
Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Rating:  Amber  Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace 5 Site is within 200m walking distance of an employment allocation  Proximity to the Workplace 5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access 5 A route exist enabling vehicle access into/adjacent to the site  Strategic Road Access 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Minerals 8 Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not the within an American Area Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not the within an American Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Risk Green Wedge 5 Site does not tie within an Methoropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2, or Grade 3  Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected n	Potential Yield:	2		Typology:	19			
Suitability Criteria:    Site is outside of any existing/proposed employment allocation	Proposed Use:	Residential		Comments on the size				
Proximity to Employment Areas    Site is outside of any existing/proposed employment allocation   Impact on Retail Areas				of site:				
Impact on Retail Areas    5	Suitability Criteria:			Suitability Ra	ting:	Amber		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation PROW and Cycling Connectivity 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Vehicle Access 5 A route exists enabling wehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfleid and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of	Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation			
Public Transport  PROW and Cycling Connectivity  5 Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling wehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or  6 Site is in excess of 500m from a designated AQMA  6 Ground Condition Constraints  5 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham F	Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers T es	own Centre	or any designated		
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site does not tomprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m	Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocation	1		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 3 Site does not comprise of any protected natural feature but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site is nexcess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:	Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrest Town Centre  Community Facilities 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrest Town Centre  Community Facilities 5 Site has no neighbouring constraints  Pland Ownership 5 Held by developer/willing owner/publ	PROW and Cycling Connect	vity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Designated Heritage Assets  Site does not contain any designated heritage assets  Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any any assets of archaeological interest  Minerals & Waste Constraints  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in ex	Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets Archaeological Assets  Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints  Defined Open Space  Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  OSite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Site does not tomprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Condition Constraints  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Rating: Green  Land Condition  Site does not face any known legal issues  Planning Permission or  N/A  Allocation  Comments on Availability  Site does not face any known legal issues  Viability Criteria:  Vacant land & buildings  Legal Constraints  Site does not is likely viable  Timescale for Deliverability  Site opens.	Strategic Road Access	N/A						
Archaeological Assets  Minerals & Waste Constraints  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals & Waste Consultation Area  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  OSite is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  OSite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national des	Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts			
Minerals & Waste Constraints    Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Or Waste Consultation Area   Defined Open Space   5	Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national promote or an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m	Archaeological Assets	5	•					
Green Belt & Green Wedge   5   Site does not lie within the Metropolitan Green Belt or Green Wedge   5   Site does not lie within the Metropolitan Green Belt or Green Wedge   1   Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3   Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designate or subjected natural feature or withi	Minerals & Waste Constrain	nts 5						
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Defined Open Space	5				ing/proposed Country		
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Availability Rating: Green  Land Ownership  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Vachievability Si Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge		
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Reighbouring Constraints  Site has no neighbouring constraints  Proximity to Key Services  OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Sopelopment would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  Land Condition  Sopelopment would a buildings  Legal Constraints  Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Vacant land & buildings  Bevelopment is likely viable  Timescale for Deliverability  Source  Development is likely viable  Timescale for Deliverability  Source  Site does not suitabile  Achievability Rating:  Green	Land Classification	0		Greenfield and primarily with	nin the land o	lassification/s: Grade 1,		
Air Quality Management Areas  Ground Condition Constraints  Froximity to Key Services  Community Facilities  Comments on Suitability  Availability Criteria:  Land Condition  Site is in excess of 500m from a designated AQMA  Ground treatment is not expected to be required  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Rating:  Green  Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Viability  S Development is likely viable  Timescale for Deliverability  S Up to 5 years	Protected Natural Features	3	designated protected	natural feature or within 500				
Size   Size	Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Neighbouring Constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  Legal Constraints  Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Air Quality Management Ar	eas 5	Site is in excess of 500					
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Ground Condition Constrair	nts 5	Ground treatment is r	Ground treatment is not expected to be required				
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Green  Jenning Permission or Allocation  Comments on Availability  Achievability Rating:  Achievability Rating:  Jenning Permission  Jenning Pe	Neighbouring Constraints	5	Site has no neighbour	ing constraints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Availability Criteria:  Land Ownership  S  Held by developer/willing owner/public sector  Land Condition  S  Vacant land & buildings  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Development is likely viable  Timescale for Deliverability  S  Availability Rating:  Availability Rating:  Achievability Rating:  Freen  Achievability Rating:  Breen  Oreen  Planning Permission or Achievability Rating:  S  Development is likely viable  Timescale for Deliverability  S  Up to 5 years	Proximity to Key Services	0			more service	s and the City		
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability  Achievability Criteria:  Availability Rating:  Free  Vacant land & buildings  Site does not face any known legal issues  N/A  Achievability  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Community Facilities	5	existing/proposed sch	•				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability	Outs	ide of DSB. In range of bus	s stops.				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:			Availability R	Rating:	Green		
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Land Ownership	5	Held by developer/wi			1		
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years		5						
Planning Permission or Allocation Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  5  Up to 5 years								
Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years								
Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  5  Up to 5 years	_	] /						
Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  5  Up to 5 years	Comments on Availability							
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	·			Achievability	Rating:	Green		
Timescale for Deliverability 5 Up to 5 years	•	15	Development is likely			1		
			· · · · · · · · · · · · · · · · · · ·					
	Comments on Achievability		- p 10					

SHELAA Reference:	15SLAA33	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land South	Of Woodlands, East Ha	nningfield Road, Sandon	, Chelmsford	l, Essex	
Parish:	Sandon		Total Score:	110		
Developable Site Area	0.24		Reason for			
(ha):			discounted areas:			
Potential Yield:	11		Typology:	20		
Proposed Use:	Residential -	G&T	Comments on the size of site:			
Suitability Criteria:			Suitability R	lating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation		
Impact on Retail Areas	5	Development does no	ot result in the loss of establ	ished shops ar	nd services within	
		•	re, South Woodham Ferrers	Town Centre	or any designated	
		Neighbourhood Centr				
Proximity to the Workplace			m walking distance of an em		cation	
Public Transport	5		alking distance of one or mo			
PROW and Cycling Connect			to either an existing PROW		ork	
Vehicle Access	5		g vehicle access into/adjace			
Strategic Road Access	0		ess to nor is adjacent to the ed trunk road or a B-road	strategic road	l network, primary road	
Designated Heritage Assets	5	Site does not contain	any designated heritage ass	ets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritag	e assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	raints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			Site is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open S Space	Space, an exist	ing/proposed Country	
Green Belt & Green Wedge	5		n the Metropolitan Green B	elt or Green V	Vedge	
Land Classification	5	Site is predominantly	Previously Developed Land			
Protected Natural Features	5		Om of any locally designated y international/national des			
Flood Risk Constraints	5	Site is wholly within F		. В. т. т. т.		
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		Ground treatment is a	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		n walking distance of one o am Ferrers Town Centre	r more service	es and the City	
Community Facilities	5	Development would rexisting/proposed sch	not result in the loss of nor p nool/healthcare facility/plac			
Comments on Suitability	Outs	recreation facility de of DSB. In range of but	s stons			
Availability Criteria:	Outs	de of bab. In range of ba	Availability	Rating	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector	nating.	Jiccii	
Land Condition	5	Vacant land & buildin				
Legal Constraints	5					
Planning Permission or	N/A	Site does not face any	, own regar issues			
Allocation	IN/A					
Comments on Availability						
Achievability Criteria:			Achievabilit	v Rating:	Green	
Viability	5	Development is likely		,		
Timescale for Deliverability	5	Up to 5 years	· <del>-</del>			
Comments on Achievability		op to 5 years				
Comments on Acmevability						

SHELAA Reference: 1	L5SLAA34	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Highwater Fa	ırm, Main Road, East I	Hanningfield, Chelmsford,	ningfield, Chelmsford, Essex, CM3 8AH			
Parish:	East Hanning		Total Score:	111			
Developable Site Area	15.99		Reason for				
(ha):			discounted areas:				
Potential Yield:	274		Typology:	1			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation	1		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within					
		•	re, South Woodham Ferrers	Town Centre	or any designated		
D : ::		Neighbourhood Centr			_		
Proximity to the Workplace	5	-	Iking distance of an employm		on		
Public Transport	5		alking distance of one or mor		naturali		
PROW and Cycling Connecti			alking distance to either a PR		песмогк		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacer	it to the site			
Strategic Road Access	N/A	City description to the control of	and declarated backs as a second				
Designated Heritage Assets	5	+	any designated heritage asse				
Non-Designated Heritage As		-	any non-designated heritage		t		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	its 5	Minerals or Waste Co		arding Area. S	site is not within a		
Defined Open Space	Open Space 5 Site does not lie within an area defined as Open Space, an existing/propo Park or 'Other' Green Space			ting/proposed Country			
Green Belt & Green Wedge	5	Site does not lie withi	in the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated y international/national desig				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Are	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	its 5	Ground treatment is a	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	-				
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities	3	·	out additional strain on but n nool/healthcare facility/place				
Comments on Suitability	Outsi	de of DSB. In range of bu	s stops.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	3	Low intensity land use					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A						
Allocation	, .						
Comments on Availability	Site in	use for other purposes.					
Ashiovahility Cuitoria			Achievability	/ Rating:	Green		
<b>Achievability Criteria:</b>							
Viability Criteria:	5	Development is likely	viable				
•	5	Development is likely Up to 5 years	viable				

SHELAA Reference:	15SLAA35	RAG Rating:	Red	3	0 May 2023		
Site Address:	Hillview, Mo	eadow Lane, Runwell, V	Vickford, Essex, SS11 7DX				
Parish:	Runwell		Total Score:	107			
Developable Site Area	0.66		Reason for				
(ha):			discounted areas:				
Potential Yield:	15		Typology:	8			
Proposed Use:	Residential	- G&T	Comments on the size				
·			of site:				
Suitability Criteria:			Suitability R	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops ar	nd services within		
		-	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
		Neighbourhood Centr					
Proximity to the Workplace			king distance of an employm		n		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connect			alking distance to either a PR		network		
Vehicle Access	5		g vehicle access into/adjacer				
Strategic Road Access	0		ess to nor is adjacent to the s	trategic road	network, primary road		
Designated Heathers A. 1			ed trunk road or a B-road	ntc			
Designated Heritage Assets		_	any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage		1		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co		arding Area. S	oite is not within a		
Defined Open Space	5		n an area defined as Open S	nace an exist	ing/proposed Country		
Defined Open Space		Park or 'Other' Green		Juce, all exist	mg/proposed country		
Green Belt & Green Wedge	0	_	te (90% or more) lies within	the Metropoli	itan Green Belt or Green		
<u> </u>		Wedge					
Land Classification	5	Site is predominantly	Previously Developed Land				
<b>Protected Natural Features</b>	5	Site is in excess of 100m of any locally designated protected natural features and in					
= 1=110	_	excess of 500m of any international/national designated protected natural features					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar			Om from a designated AQMA				
Ground Condition Constrain			Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	•				
Proximity to Key Services	0		m walking distance of one or	more service	s and the City		
Community Escilities	-		am Ferrers Town Centre	ut additional	strain on an		
Community Facilities	5		not result in the loss of hor p nool/healthcare facility/place				
		recreation facility	.oo., meantheare racinty, place	. c	,po. 10, 101341 C, 01		
Comments on Suitability	Outs	ide of DSB.					
Availability Criteria:			Availability I	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	2	Established multiple u					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A						
Allocation							
Comments on Availability Site in use for other purposes.							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely			1		
Timescale for Deliverability	5	Up to 5 years	-				
Comments on Achievability		op to a years					
Comments on Achievability							

SHELAA Reference: 1	L5SLAA36	RAG Rating:	Amber	30	0 May 2023			
Site Address:	Land East Of T	The Pumping Station,	Old Church Road, East Ha	nningfield,	Chelmsford, Essex			
Parish:	East Hanningf	ield	Total Score:	98				
Developable Site Area	0.494		Reason for	Sewage p	umping station			
(ha):			discounted areas:	(0.056ha)				
Potential Yield:	12		Typology:	17				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ting:	Amber			
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation				
Impact on Retail Areas	5	Development does no	t result in the loss of establis	hed shops ar	d services within			
·		Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers T es	own Centre	or any designated			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employme	ent allocatior	ı			
Public Transport	0	Site is in excess of 400	m walking distance from all s	services				
PROW and Cycling Connecti	vity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network			
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access	N/A							
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archaec	ological intere	est			
	Minerals & Waste Constraints 5 Less than 5			ess than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a linerals or Waste Consultation Area				
Defined Open Space	5	5 Site does not lie within an area defined as Open Space, an existing/ Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge	een Belt & Green Wedge 5		n the Metropolitan Green Be	lt or Green W	/edge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	in the land c	lassification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA						
<b>Ground Condition Constrain</b>	its 5	Ground treatment is not expected to be required						
Neighbouring Constraints	5	Site has no neighbouring constraints						
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre						
Community Facilities	5	· ·	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility					
Comments on Suitability		e of DSB. Vehicle access TPO/2014/014.	via field gate in northern cor	ner of the sit	e. 0.063ha protected			
Availability Criteria:			Availability R	ating:	Yellow			
Land Ownership	0	Known to be in partice	ularly complex/multiple owne	ership				
Land Condition	5	Vacant land & building	gs					
Legal Constraints	3	Site may possibly face legal issues						
Planning Permission or	N/A	•						
Allocation								
Comments on Availability		le ownership. No eviden promoters control.	ce of all landowner/s suppor	t with submi	ssion. Entire site not			
Achievability Criteria:			Achievability	Rating:	Green			
Viability	5	Development is likely			•			
Timescale for Deliverability	5	Up to 5 years						
Comments on Achievability		1						

SHELAA Reference: 1	L5SLAA3	RAG Rating:	Red	3	0 May 2023
Site Address:	Land Adjac	ent to 112 Brook Lane,	Galleywood, Chelmsford, (	CM2 8NN	
Parish:	Galleywoo	d	Total Score:	108	
Developable Site Area	0.8		Reason for		
(ha):			discounted areas:		
Potential Yield:	15		Typology:	5	
Proposed Use:	Residentia		Comments on the size		
			of site:		
Suitability Criteria:			Suitability Ra	ating:	Red
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation	
Impact on Retail Areas	5	•	ot result in the loss of establis	•	
			re, South Woodham Ferrers 1	Town Centre	or any designated
	_	Neighbourhood Cent			
Proximity to the Workplace			lking distance of an employm		n ————————————————————————————————————
Public Transport	0		Om walking distance from all		
PROW and Cycling Connecti			ralking distance to either a PR		network
Vehicle Access	5		ng vehicle access into/adjacen	it to the site	
Strategic Road Access	N/A	+			
Designated Heritage Assets	5		any designated heritage asse		
Non-Designated Heritage As			any non-designated heritage		
Archaeological Assets	5		contain any assets of archaed		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua onsultation Area	ording Area. S	ite is not within a
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open Sp 1 Space	oace, an exist	ing/proposed Country
Green Belt & Green Wedge	0	The majority of the si Wedge	ite (90% or more) lies within t	he Metropol	itan Green Belt or Green
Land Classification	3		Greenfield and primarily with e 4, Grade 5, non-agricultural	_	
Protected Natural Features	5	Site is in excess of 10	Om of any locally designated   y international/national desig	protected na	tural features and in
Flood Risk Constraints	5	Site is wholly within F		, ,	
Air Quality Management Are	eas 5	Site is in excess of 50	Om from a designated AQMA		
Ground Condition Constrain			not expected to be required		
Neighbouring Constraints	5	Site has no neighbou	ring constraints		
Proximity to Key Services	0		m walking distance of one or nam Ferrers Town Centre	more service	s and the City
Community Facilities	5		not result in the loss of nor pu	ut additional	strain on an
ŕ		existing/proposed scl	hool/healthcare facility/place	of worship/s	ports, leisure, or
		recreation facility			
Comments on Suitability	Out	side of DSB.			
<b>Availability Criteria:</b>			Availability F	Rating:	Green
Land Ownership	5	Held by developer/w	illing owner/public sector		•
Land Condition	5	Vacant land & buildin			
Legal Constraints	5	Site does not face an			
Planning Permission or	N/A		<del>-</del>		
Allocation	1,7,				
Comments on Availability					
Achievability Criteria:			Achievability	Rating:	Green
Viability	5	Development is likely	viable		•
Timescale for Deliverability	5	Up to 5 years			
Timescale for Deliverability					

SHELAA Reference:	15SLAA38	RAG Rating:	Red		3(	0 May 2023
Site Address:	Land South Ea	st Of 148 Mill Road, S	Stock, Ingatestor	ie		
Parish:	Stock		Total Score:	1	103	
Developable Site Area	0.45		Reason for			
(ha):			discounted are	eas:		
Potential Yield:	11		Typology:	1	L7	
Proposed Use:	Residential		Comments on	the size		
			of site:			
Suitability Criteria:			Suita	bility Rati	ng:	Red
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed	employment	allocation	
Impact on Retail Areas	5	Development does no			•	
		Chelmsford City Centr		n Ferrers Tow	n Centre	or any designated
Duning it it a the 18/ and a lead a	. 5	Neighbourhood Centr Site is within 2km wal		omnlovmont	t allocation	
Proximity to the Workplace		Site is in excess of 400				1
Public Transport	0	Site is within 100m wa				notwork
PROW and Cycling Connect	ivity 5	A route exists enabling				ICLWOIN
Vehicle Access Strategic Road Access	N/A	A TOUTE EXISTS ELIGIBILIT	6 vernicie access III	o, aujacent ti	o the site	
Designated Heritage Assets		Site does not contain	any designated he	ritana accatc		
Non-Designated Heritage A		Site does not contain			sets	
•	5					oct .
Archaeological Assets Minerals & Waste Constrain		Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals or Waste Consultation Area				iis sareguarai	ng Arca. 3	ite is not within a
Defined Open Space	efined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space			ing/proposed Country		
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies wedge			es within the	Metropoli	tan Green Belt or Green	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3				
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour				
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To		services and,	or the Cit	y Centre/South
Community Facilities	5	Development would r existing/proposed sch recreation facility				
Comments on Suitability	Adjace	nt to DSB. Informal acce	ess off Mill Road. 2	trees protect	ed under	TPO/2015/025.
Availability Criteria:			Avail	ability Rat	ting:	Green
Land Ownership	5	Held by developer/wi	lling owner/public	sector		
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any	known legal issue	S		
Planning Permission or	N/A	•				
Allocation						
Comments on Availability						
<b>Achievability Criteria:</b>			Achie	vability R	ating:	Green
Viability	5	Development is likely	viable			•
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		•				

SHELAA Reference:	15SLAA39	RAG Rating:	Red	30	0 May 2023		
Site Address:	Dowsett Fai	m, Dowsett Lane, Ram	sden Heath, Billericay, Ess	sex, CM11 1	JL		
Parish:	South Hann	ingfield	Total Score:	106			
Developable Site Area	5.34		Reason for				
(ha):			discounted areas:				
Potential Yield:	92		Typology:	2			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
		- I	re, South Woodham Ferrers 1	Town Centre	or any designated		
		Neighbourhood Centr					
Proximity to the Workplace			lking distance of an employm		n ————————————————————————————————————		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			alking distance to either a PR		network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archaed				
Minerals & Waste Constrain	Vaste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area			ite is not within a			
Defined Open Space	Site does not lie within an area defined as Open Space, an existing/proposed Co Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5	Site is in excess of 100	Om of any locally designated   y international/national desig				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar		Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain			not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3	·	out additional strain on but n	ot result in th	ne loss of on an		
Community racings		•	nool/healthcare facility/place				
		recreation facility	, ,,,	.,			
Comments on Suitability	Outs	ide of DSB. In range of bu	s stops.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	3	Low intensity land use	es				
Legal Constraints	5	Site does not face any					
Planning Permission or			granted, awaiting start on	site			
Allocation		,	,				
Comments on Availability	Site	currently in use for other	purpose.				
<b>Achievability Criteria:</b>			Achievability	Rating:	Green		
Viability	5	Development is likely	viable		•		
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:		RAG Rating:	Amber		0 May 2023	
Site Address:	Land North Ea	ast Of Meadow Road,	Rettendon, Chelmsford, E	ssex		
Parish:	Rettendon		Total Score:	113		
Developable Site Area	38.86		Reason for			
(ha):			discounted areas:			
Potential Yield:	476		Typology:	27		
Proposed Use:	Mixed Use		Comments on the size of site:	Size of site is potentially suitable for all employment use		
Suitability Criteria:			Suitability Ra	•	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme			
Impact on Retail Areas	5		t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	0		ess to nor is adjacent to the s ed trunk road or a B-road	trategic road	network, primary road	
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A	ssets 5		any non-designated heritage			
Archaeological Assets 5			contain any assets of archaed			
Minerals & Waste Constraints 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space 5		Park or 'Other' Green				
Green Belt & Green Wedge 5			n the Metropolitan Green Be			
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with			
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		Ground treatment is not expected to be required				
Neighbouring Constraints	5	•	Site has no neighbouring constraints			
Proximity to Key Services	0		n walking distance of one or more services and the City am Ferrers Town Centre			
Community Facilities	3	•	out additional strain on but no ool/healthcare facility/place			
Comments on Suitability	Adjace Road.	ent to DSB. In range of bu	us stops. Vehicular access is a	ıvailable via f	Main Road and Meadow	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector		•	
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	viable			
Timescale for Deliverability	5	Up to 5 years				

SHELAA Reference:	15SLA	441	RAG Rating:	Amber	30	0 May 2023	
Site Address:	The Isla	nd Car	Park, High Bridge Ro	ad, Chelmsford, Essex	•		
Parish:	Chelms			Total Score:	100		
Developable Site Area	0.74			Reason for	Sewage P	umping Station	
(ha):				discounted areas:	(0.07ha)		
Potential Yield:	47			Typology:	15		
Proposed Use:	Resider	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment Areas 5		5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5		t result in the loss of establis	•		
			•	e, South Woodham Ferrers 1	own Centre	or any designated	
Duning the to the Menting of		_	Neighbourhood Centr	es king distance of an employm	ont allocation	^	
Proximity to the Workplace	;	5		alking distance of one or mor		II	
Public Transport PROW and Cycling Connect	·iv (i+v (	5		alking distance to either a PR		network	
Vehicle Access	ivity	5		g vehicle access into/adjacen	-	TICLWOIK	
Strategic Road Access		N/A	A Toute exists chability	5 vernere decess into/ dajacen	to the site		
Designated Heritage Assets	,	0	Site contains one or m	nore designated heritage asse	otc		
Non-Designated Heritage A		5		any non-designated heritage			
Archaeological Assets	33613	5				est	
Minerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierals & Waste Collstrain	1103	5	Minerals or Waste Consultation Area				
Defined Open Space 5 Site does not lie within Park or 'Other' Green S			n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	Green Belt & Green Wedge 3			n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification		5	Site is predominantly	Previously Developed Land			
Protected Natural Features	;	3	Site does not comprise	e of any protected natural fe	atures but is	within 100m of a locally	
				natural feature or within 500	m of an inte	rnational/national	
El 18:10 : : :			designated protected natural feature				
Flood Risk Constraints		0	Over 50% of the site area is within Flood Zone 3  Site is within 500m from a designated AQMA				
Air Quality Management Ar		3					
Ground Condition Constraint	nts	5		ot expected to be required constraints with no potentia	l for mitigation		
Neighbouring Constraints		5		alking distance of all services			
Proximity to Key Services		5	Woodham Ferrers Tov	· ·	and/or the C	ity Centre/South	
Community Facilities		3		ut additional strain on but n	ot result in th	ne loss of on an	
· · · · · · · · · · · · · · · · · · ·			existing/proposed sch	ool/healthcare facility/place			
			recreation facility				
Comments on Suitability		Within	Urban Area. In range of	bus stops. Partially within co		rea.	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5		ling owner/public sector			
Land Condition		3	Low intensity land use				
Legal Constraints		5	Site does not face any				
Planning Permission or		Site is	aiready allocated wit	hin the Local Plan forming	g part of CW	/1b	
Allocation		Cito o	rrantly in use for ather :	nurnococ			
Comments on Availability		site cui	rrently in use for other p	·	. Dati	Cuan	
Achievability Criteria:		_	Davidana - 11 19 1	Achievability	kating:	Green	
Viability		5	Development is likely	viabie			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	15SLAA42	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land Adjacen	t to White Cottage, S	outh Street, Great Waltha	m, Chelmsfo	ord, Essex	
Parish:	Great Waltha	m	Total Score:	98		
Developable Site Area	0.06		Reason for			
(ha):			discounted areas:			
Potential Yield:	2		Typology:	19		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within	
		Chelmsford City Cent Neighbourhood Cent	re, South Woodham Ferrers 1 res	own Centre	or any designated	
Proximity to the Workplace	0	Site is in excess of 2ki	m walking distance of an emp	loyment allo	cation	
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle i	network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	0	Site contains one or r	nore designated heritage asse	ets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts 5	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not wit Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		Site does not lie with	in the Metropolitan Green Be	lt or Green W	/edge	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features	3	Site does not compris	se of any protected natural fe	atures but is	within 100m of a locally	
			natural feature or within 500	Om of an inte	rnational/national	
		designated protected				
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Air			Om from a designated AQMA			
Ground Condition Constrain		Ground treatment is not expected to be required  Site has no neighbouring constraints				
Neighbouring Constraints	5		ring constraints m walking distance of one or	mara camilee	s and the City	
Proximity to Key Services	0		m walking distance of one or lam Ferrers Town Centre	more service	s and the City	
Community Facilities	5	· · · · · · · · · · · · · · · · · · ·	not result in the loss of nor pu	ut additional	strain on an	
community rudinities			nool/healthcare facility/place			
Comments on Suitability		ent to DSB. In range of b	us stops. Gate provides acces			
	Adjace	ent to grade 2 listed buil	ding. Wholly within conserva	tion area. TP0	O on site border.	
Availability Criteria:			Availability F	Rating:	Yellow	
Land Ownership	0	Known to be in partic	ularly complex/multiple own	ership		
Land Condition	5	Vacant land & buildin	gs			
Legal Constraints	5	Site does not face any	y known legal issues			
Planning Permission or	N/A	•				
Allocation						
Comments on Availability	Multip	le ownership. Entire site	e not within promoters contro	ol.		
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
•		Up to 5 years	1 <del>-</del>			
Timescale for Deliverability						

SHELAA Reference:	15SLAA	43	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	7 St Gile	s, Mo	or Hall Lane, Bicknacr	e, Chelmsford, Essex, CM	3 8AR			
Parish:	Bicknacr	e		Total Score:	93			
Developable Site Area	7.56			Reason for				
(ha):				discounted areas:				
Potential Yield:	130			Typology:	2			
Proposed Use:	Resident	tial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/proposed employme	nt allocation			
Impact on Retail Areas	-	5		t result in the loss of establis	•			
			· ·	e, South Woodham Ferrers 1	own Centre	or any designated		
D : '			Neighbourhood Centre		حالم خمد مسام			
Proximity to the Workplace		)		n walking distance of an emp		cation		
Public Transport		5		lking distance of one or mor		al.		
PROW and Cycling Connect		)		o either an existing PROW o	-	OF K		
Vehicle Access	5		A route exists enabling	g vehicle access into/adjacer	it to the site			
Strategic Road Access		N/A	C'ha ia a dia a a bha a a a					
Designated Heritage Assets		3		or more designated heritage				
	on-Designated Heritage Assets 5 Site does not contain any non-designated heritage							
				Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area			ite is not within a			
Defined Open Space	5	5 Site does not lie within an area defined as Open Space, an existing/proposec Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge	Green Belt & Green Wedge 5			n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification	(	)	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3					
Protected Natural Features	(	)	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints	4	1	Site is wholly or partia	lly within Flood Zone 2, with	the remaind	er in Flood Zone 1		
Air Quality Management Ar	eas 5	5	Site is in excess of 500	m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 3	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	u,	5	Site has no neighbouring constraints					
Proximity to Key Services	3	3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	y Centre/South		
Community Facilities	3	3	Development would p	ut additional strain on but n	ot result in th	e loss of on an		
				ool/healthcare facility/place	of worship/s	ports, leisure, or		
			recreation facility		. 15 11	0.001		
Comments on Suitability		-	_	s stops. Adjacent to Local List and SOPC000883 in north w	_	· · · · · · · · · · · · · · · · · · ·		
Availability Criteria:		11 0/20	504/023.COIItaililliateu i	Availability F	•	Green		
Land Ownership	- 5		Held by developer/wil	ling owner/public sector	tatilig.	dieen		
Land Condition		2	Established multiple u	· · ·				
Legal Constraints		5	Site does not face any					
Planning Permission or				hin the Local Plan forming	GSP12			
Allocation		J. CC 13	an cady anotated Wit	and Local Flair forfilling	5 551 12			
Comments on Availability	9	Site cu	rrently in use for other p	urposes.				
Achievability Criteria:	•			Achievability	Rating:	Green		
Viability		5	Development is likely			1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			<u>,                                      </u>					

SHELAA Reference: 1	15SLAA44	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land Rear Of	22 Downham Road, R	amsden Heath, Billericay,	Essex		
Parish:	South Hannin	ngfield	Total Score:	106		
Developable Site Area	7.99		Reason for			
(ha):			discounted areas:			
Potential Yield:	137		Typology:	2		
Proposed Use:	Residential					
Suitability Criteria:			Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connecti	ivity 5		alking distance to either a PR		network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A			·		
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		eguarding Area. Site is not within a		
Defined Open Space	d Open Space    5   Site does not lie within an area defined as Open Space, an existing/proposed   Park or 'Other' Green Space			ing/proposed Country		
Green Belt & Green Wedge	Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green B Wedge			itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F	ood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City	
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no ool/healthcare facility/place			
Comments on Suitability	Adjace	ent to DSB. In range of bu	us stops.			
Availability Criteria:			Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A	•				
Comments on Availability	Site no	ot within promoters own	ership.			
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
		Up to 5 years				
Timescale for Deliverability	5	Op to 3 years				

SHELAA Reference:	15SLAA	45	RAG Rating:	Amb	er	30	0 May 2023	
Site Address:	Land No		Mill Lane East Of Bar	rley Mea	d And South Of N	laldon Road	d, Danbury,	
Parish:	Danbury			Total S	core.	100		
Developable Site Area	32.63			Reason		100		
(ha):	32.03				nted areas:			
Potential Yield:	400			Typolo		27		
Proposed Use:	Resident	tial			ents on the size	21		
Troposed ose.	Resident	iiui		of site				
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	Areas 5	5	Site is outside of any e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas	5	5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South		•		
Proximity to the Workplace	2 5	5	Site is within 2km wall	king dista	nce of an employme	ent allocation	n	
Public Transport	5	5	Site is within 400m wa	alking dist	ance of one or more	e services		
PROW and Cycling Connect	tivity 5	5	Site is within 100m wa	alking dist	ance to either a PRO	OW or cycle i	network	
Vehicle Access	5	5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	ı	V/A						
Designated Heritage Assets	5 5	5	Site does not contain a	any desig	nated heritage asse	ts		
Non-Designated Heritage A	Assets	5	Site does not contain a	any non-c	lesignated heritage	assets		
Archaeological Assets	haeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrai	Onstraints  O Site is wholly or partially within an identified Minerals Consultation Area and/o Consultation Area where safeguarded infrastructure is permanent in nature or allocated activity would not have ceased prior to the intended delivery of deve				ent in nature or where the			
Defined Open Space	Defined Open Space 5				defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	2 5	=	Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge					
Land Classification					•		classification/s: Grade 1,	
			Grade 2 or Grade 3					
Protected Natural Features			Site partially or wholly			rotected nati	urai features	
Flood Risk Constraints	5		Site is wholly within Fl					
Air Quality Management A			Site is in excess of 500					
Ground Condition Constrai			Ground treatment is n		•	f		
Neighbouring Constraints	C		Site has neighbouring					
Proximity to Key Services	3	3	Site is within 2km walk Woodham Ferrers Tov	wn Centre	!	•		
Community Facilities	3	3	Development would p existing/proposed sch- recreation facility					
Comments on Suitability	P	Adjacer	nt to DSB. In range of bu	ıs stops. (	0.098 protected und	er TPO/2007	7/046.	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership	5	5	Held by developer/wil	ling owne	er/public sector			
Land Condition	5	5	Vacant land & building					
Legal Constraints	5	5	Site does not face any	known le	gal issues			
Planning Permission or Allocation	N	N/A						
Comments on Availability	S	Site not	t within promoters own	ership.				
Achievability Criteria:	<u> </u>				Achievability	Rating:	Yellow	
Viability	5	5	Development is likely	viable			1	
Timescale for Deliverability			Over 5 years					
Comments on Achievability			· · · · · · · · · · · · · · · · · · ·					

SHELAA Reference:	15SLA	446	RAG Rating:	Amber	30	0 May 2023		
Site Address:	Old Cha	ase Far	m, Hyde Lane, Danbu	ry, Chelmsford, Essex, CN	13 4LP			
Parish:	Danbur	γ		Total Score:	98			
Developable Site Area	4.25			Reason for				
(ha):				discounted areas:				
Potential Yield:	428			Typology:	28			
Proposed Use:	Resider	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops an	nd services within		
			•	e, South Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centre		I			
Proximity to the Workplace	!	0		n walking distance of an emp		cation		
Public Transport		0		m walking distance from all				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A	en l					
Designated Heritage Assets		5		any designated heritage asse				
•	Non-Designated Heritage Assets 5			any non-designated heritage				
)	Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	Minerals or Waste Consultation Area						
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge	!	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		5	Site is predominantly Previously Developed Land					
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		4	Site is wholly or partia	lly within Flood Zone 2, with	the remaind	er in Flood Zone 1		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints		0		constraints with no potentia				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	y Centre/South		
Community Facilities		3	·	ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability		Outside (LoWS)		cted under TPO/2013/013. W	ithin 100m c	of Shough House Wood		
Availability Criteria:				Availability F	lating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	-	•		
Land Condition		3	Low intensity land use	S				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Site cui	rently in use for other p	ournoses.				
Achievability Criteria:		3.10 001		Achievability	Rating	Green		
Viability		5	Development is likely		naulig.	Green		
Timescale for Deliverability		5	Up to 5 years	VIGNIC				
·		J	op to 3 years					
Comments on Achievability								

SHELAA Reference:	15SLAA47	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Sports Centre	, Partridge Green, Bro	comfield, Chelmsford, Ess	ex, CM1 7E	Υ		
Parish:	Broomfield	-	Total Score:	94			
Developable Site Area	12.72		Reason for				
(ha):			discounted areas:				
Potential Yield:	218	Typology: 1					
Proposed Use:	Residential	desidential Comments on the size					
	of site:						
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
		•	re, South Woodham Ferrers T	own Centre	or any designated		
Dravimity to the Markelese	0	Neighbourhood Centr	es n walking distance of an emp	lovmont allo	cation		
Proximity to the Workplace			Om walking distance from all		Cation		
Public Transport	0		alking distance to either a PR		notwork		
PROW and Cycling Connect	ivity 5		g vehicle access into/adjacen		Hetwork		
Vehicle Access Strategic Road Access	N/A	A Toute exists enabilit	g veriicie access into/aujacen	to the site			
		Site dees not contain	any designated heritage asse	tc			
Designated Heritage Assets			, , , , ,				
Non-Designated Heritage A	5		Site does not contain any non-designated heritage assets  Site is not thought to contain any assets of archaeological interest				
Archaeological Assets Minerals & Waste Constrain		Site is wholly or partially within an identified Minerals Safeguarding Area and requires					
Willierais & Waste Constrain	11.5	, ,	be undertaken in the form o				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national					
		designated protected		on an inte	Thational/hational		
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	te has no neighbouring constraints				
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City					
			am Ferrers Town Centre		-l1/h101		
Community Facilities	0	•	result in the loss of an existing nip/sports, leisure, or recreati		chool/healthcare		
Comments on Suitability	Adjace		0/2015/010 and Sparrowhaw		VS).		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		<del></del>		
Land Condition	4	Established single use					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A	1	-0				
Allocation	,						
Comments on Availability	Site cu	rrently in use for other p	purposes.				
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference: 1	L5SLAA48	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land South (	of Rough Hill Complex,	The Tye, East Hanningfiel	d, Chelmsfo	ord, Essex		
Parish:	East Hanning	field	Total Score:	108			
Developable Site Area	8.93		Reason for				
(ha):			discounted areas:				
Potential Yield:	153		Typology:	2			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas	5		ot result in the loss of establis	•			
		· ·	re, South Woodham Ferrers T	own Centre	or any designated		
5		Neighbourhood Centr					
Proximity to the Workplace	5		king distance of an employm		II		
Public Transport	5		alking distance of one or mor		noturark		
PROW and Cycling Connecti			alking distance to either a PR		network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	it to the site			
Strategic Road Access	N/A	C'ha da a a a la a a la 'a					
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage Assets 5			any non-designated heritage				
Archaeological Assets 5		Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	ts 5	Minerals or Waste Co	nsultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3					
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Are	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	ts 5	Ground treatment is r	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no nool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability	Adjad	ent to DSB. In range of bu	us stops. 0.991ha protected ι	ınder TPO/20	016/016.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & building	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	N/A	•					
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference: 1	L7SLAA1	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Storage Adj	acent to Pond View, Ba	nters Lane, Great Leighs,	Chelmsford		
Parish:	Great Leigh:	5	Total Score:	104		
Developable Site Area	0.34		Reason for			
(ha):			discounted areas:			
Potential Yield:	10		Typology:	17		
Proposed Use:	Residential	esidential Comments on the size				
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	nt allocation	l	
Impact on Retail Areas	5	•	ot result in the loss of establis	•		
		Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
Dravimity to the Merkelene	5	Neighbourhood Centr	es king distance of an employm	ont allocatio	n	
Proximity to the Workplace	0		Om walking distance from all		II .	
Public Transport PROW and Cycling Connecti			to either an existing PROW o		nrk	
Vehicle Access	5		g vehicle access into/adjacen		21.5	
Strategic Road Access	N/A	A TOUTE EXISTS ENDUM	b vernicie access into/aujacen	it to the site		
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	its		
Non-Designated Heritage Assets			any non-designated heritage			
Archaeological Assets	5				est	
Minerals & Waste Constrair		Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierals & Waste Collstrail	11.3	Minerals or Waste Co		iruing Arcu.	once is not within a	
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	0	Site is predominantly	Greenfield and primarily with			
Protected Natural Features	5	Grade 2 or Grade 3 Site is in excess of 100	Om of any locally designated	orotected na	tural features and in	
		excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar			Om from a designated AQMA			
Ground Condition Constrain			not expected to be required			
Neighbouring Constraints	5	Site has no neighbour				
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place			
Comments on Suitability	With	in DSB. A1099 runs above	site.			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector		3.00	
Land Condition	4	Established single use				
Legal Constraints	5	Site does not face any				
Planning Permission or			granted, awaiting start on	site.		
Allocation		, 55555, 62	,			
Comments on Availability	Site	n use for other purposes.				
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	•			
Timescale for Deliverability	5	Up to 5 years				

Site Address:   Land West Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford	SHELAA Reference:	17SLA	43	RAG Rating:	Aml	er	3	0 May 2023
Parish:   Little Waltham   Total Score:   106	Site Address:	Land W	est Of	Peartree Cottage, Bra	intree	Road, Little Waltha	am, Chelms	ford
Potential Yield: 15	Parish:							
Potential Yield:   15	Developable Site Area	0.78			Reaso	n for		
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Amber	(ha):				disco	unted areas:		
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	15			Typol	ogy:	5	
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Resider	ntial		Comr	nents on the size		
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation					of site	2:		
Impact on Retail Areas	Suitability Criteria:							Amber
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace   5	Proximity to Employment A	reas	5	•				
Neighbourhood Centres	Impact on Retail Areas		5	•			•	
Proximity to the Workplace   5   Site is within 2km walking distance of an employment allocation   Public Transport   5   Site is within 2km walking distance of one or more services   PROW and Cycling Connectivity   0   Site is not connected to either an existing PROW or cycle network   Vehicle Access   3   There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site   Strategic Road Access   N/A   Designated Heritage Assets   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any nassets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals of waste Consultation Area   Minerals or Waste Consultation Area   Defined Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country   Park or 'Other' Green Space   5   Site does not lie within the Metropolitan Green Belt or Green Wedge   Land Classification   0   Site is predominantly Greenfield and primarily within the land classification/s: Grade 1,   Grade 2 or Grade 3   Protected Natural Features   5   Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is in excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is in excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is in excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is in excess of 500m form a designated protected natural features   Flood				· ·		Woodham Ferrers T	own Centre	or any designated
Public Transport PROW and Cycling Connectivity OSite is within 400m walking distance of one or more services PROW and Cycling Connectivity Vehicle Access 3 There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site Strategic Road Access N/A Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Neighbouring Constraints Site is in excess of 22m walking distance of one or more services and the City Centre/South Woodham Ferres Town Centre Community Facilities Site is in excess of 22m walking distance of one or more services and the City Centre/South Woodham Ferres Town Centre Comments on Suitability Criteria:  Land Condition Site is an excess of 500m from previous owners.  Achievability Criteria:  Achievability Criteria:  Vacant land & buildings Site may possibly face legal issues  Planning Permission or Availability Criteria:  Vacant land & buildings Site may possibly face legal	Duranianian tanàna dia 200		_			and of an amplaym	ont allocation	•
PROW and Cycling Connectivity   O   Site is not connected to either an existing PROW or cycle network		9						1
Vehicle Access	•		_					le
Strategic Road Access   N/A    Designated Heritage Assets   5   Site does not contain any designated heritage assets    Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets    Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets    Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest    Minerals & Waste Constraints   5   Less than 5 ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area    Defined Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other' Green Papace    Green Belt & Green Wedge   5   Site does not lie within the Metropolitan Green Belt or Green Wedge    Land Classification   0   Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3    Protected Natural Features   5   Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features    Flood Risk Constraints   5   Site is in excess of 500m from a designated AQMA    Ground Condition Constraints   5   Site is in excess of 500m from a designated AQMA    Ground Condition Constraints   5   Site has no neighbouring constraints    Proximity to Key Services   0   Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre    Community Facilities   5   Held by developer/willing owner/public sector    Land Ownership   5   Held by developer/willing owner/public sector    Land Ownership   5   Held by developer/willing owner/public sector    Land Ownership   5   Held by developer/willing owner/public sector    Land Condition   5   Vacant land & buildings    Legal Constraints   8   Site and Park Park Park Park Park Park Park Park		ivity						
Strategic Road Access	venicie Access		3			, ,	revent the in	ipiementation of a route
Designated Heritage Assets   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country   Park or 'Other' Green Space   Site does not lie within the Metropolitan Green Belt or Green Wedge   Cand Classification   0   Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3   Site is nexcess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features   Site is wholly within Flood Zone 1   Air Quality Management Areas   Site is in excess of 500m of any international/national designated protected natural features   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 20m from a designated AQMA   Ground Condition Constraints   Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre   Community Facilities   Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre   Community Facilities   Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre   Community Facilities   Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre   Community Facilities   Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre   Centre   Ce	Strategic Road Access		N/A	to chasic vernere acce	33 11107	ajacent to the site		
Non-Designated Heritage Assets	•	;		Site does not contain	any desi	gnated heritage asse	ts	
Archaeological Assets    Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints		0 0			any non-	designated heritage	assets	
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within a Maneral Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Availability Criteria:  Availability Criteria:  Achievability Rating:  Green  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Site is mexicus of suitability  S Development is likely viable  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Space  Fleet Streen Spa	Archaeological Assets 5			Site is not thought to	contain a	iny assets of archaed	ological intere	est
Defined Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   5   Site does not lie within the Metropolitan Green Belt or Green Wedge   5   Site does not lie within the Metropolitan Green Belt or Green Wedge   1   Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3   Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 500m from a designated AQMA   Site is in excess of 2km walking distance of one or more services and the City   Centre/South Woodham Ferrers Town Centre   Community Facilities   Site is in excess of 2km walking distance of one or more services and the City   Centre/South Woodham Ferrers Town Centre   Community Facilities   Site is in excess of 2km walking distance of one or more services and the City   Centre/South Woodham Ferrers Town Centre   Community Facilities   Site is in excess of 2km walking distance of one or more services and the City   Centre/South Woodham Ferrers Town Centre   Community Facilities   Site is in excess of 2km walking distance of one or more services and the City   Centre/South Woodham Ferrers Town Centre   South Woodham Ferrers Town Centre   South Woodham Ferrers To		Minerals & Waste Constraints 5			is within	n a Minerals Safegua	rding Area. S	ite is not within a
Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 280m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Alallocation 6 Building covenant in place from previous owners.  Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Minerals or Waste Co	nsultatio	n Area		
Site does not lie within the Metropolitan Green Belt or Green Wedge	Defined Open Space		5			defined as Open Sp	ace, an exist	ing/proposed Country
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  S Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  S Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Condition Constraints  S Ground treatment is not expected to be required  Neighbouring Constraints  S Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 20m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  S Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Availability Rating:  Green  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  O Development is likely viable  Timescale for Deliverability  S Development is likely viable	0 5 1: 0 0 1				•	to a librar Constant	11	t-d
Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability  Comments on Suitability  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or  Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years		!						
Protected Natural Features    Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features   Flood Risk Constraints	Land Classification		0		Greenfie	id and primarily with	in the land c	lassification/s: Grade 1,
excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is wholly within Flood Zone 1	Protected Natural Features		5		m of an	locally designated r	protected nat	tural features and in
Air Quality Management Areas  Ground Condition Constraints  Froximity to Key Services  Community Facilities  Comments on Suitability  Commers in Management  Site has no neighbouring constraints  Site has no neighbouring constraints  Site has no neighbouring constraints  Site has no neighbouring constraints  Site has no neighbouring constraints  Site has no neighbouring constraints  Proximity to Key Services  OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Countries  Availability Criteria:  Availability Rating:  Availability Rating:  Green  Land Condition  Site may possibly face legal issues  Planning Permission or Allocation  N/A  Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Achievability Rating:  Green  Viability  Site may possibly silkely viable  Timescale for Deliverability  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Site has no neighbouring constraints  Availability Rating:  Achievability Rating:  Green	Trotected Natarari Editares	`	5					
Ground Condition Constraints  Neighbouring Constraints  Site has no neighbouring constraints  Proximity to Key Services  OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Availability Rating:  Green  Land Ownership  Legal Constraints  Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Viability  Development is likely viable  Timescale for Deliverability  Site may possibly face legal iskely viable  Timescale for Deliverability  Site possibly face legal iskely viable	Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability  Comments on Suitability  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbour	ing cons	raints		
Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		0				more service	s and the City
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years								
recreation facility  Comments on Suitability  Availability Criteria:  Land Ownership  Land Condition  Solite may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Recreation facility  Availability Rating:  Freen  Availability Rating:  Freen  Availability Rating:  Freen  Availability Rating:  Freen  Achievability Criteria:  Freen  Achievability Criteria:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability Rating:  Freen  Achievability  Achievability Rating:  Freen  Achievability  Achievability Rating:  Freen  Achievability  Achievability Rating:  Freen  Achievability  Achievability Rating:  Freen	Community Facilities		5					
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Comments on Availability Building covenant in place from previous owners.  Achievability Timescale for Deliverability  Availability Av					ooiyileal	tricare raciiity/piace	or worship/s	ports, leisure, or
Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Comments on Suitability		Outside		stops.			
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability Building covenant in place from previous owners.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years				<del>-</del>		Availability R	Rating:	Green
Land Condition 5 Vacant land & buildings  Legal Constraints 3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability Building covenant in place from previous owners.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	•		5	Held by developer/wil	ling owr			
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	·			· ·				
Planning Permission or Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years				`		ues		
Allocation  Comments on Availability  Building covenant in place from previous owners.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years				1 ,, ,	-			
Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  5  Up to 5 years  Achievability Rating:  Green  Up to 5 years	=		•					
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years								
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Achievability Criteria:					Achievability	Rating:	Green
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	viable			
				Up to 5 years				
	Comments on Achievability			•				

SHELAA Reference:	17SLAA4	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land North	Of Baileys Cottage, Cha	atham Green, Little Waltha	am, Chelms	ford, Essex		
Parish:	Little Walth	am	Total Score:	113			
Developable Site Area	1.08		Reason for				
(ha):			discounted areas:				
Potential Yield:	24		Typology:	4			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
		Chelmsford City Cent	re, South Woodham Ferrers 1	Town Centre	or any designated		
		Neighbourhood Centr					
Proximity to the Workplace			lking distance of an employm		n 		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			alking distance to either a PR		network		
Vehicle Access	5		g vehicle access into/adjacer	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	_	contain any assets of archaed				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua Insultation Area	ording Area. S	ite is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated   y international/national desig				
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3		out additional strain on but n	ot result in th	ne loss of on an		
,		existing/proposed sch	nool/healthcare facility/place	of worship/s	ports, leisure, or		
		recreation facility					
Comments on Suitability		cent to DSB. In range of b dering Chatham Green Lan	us stops. Two entrances/exits e.	s, one either	end of the plot of land		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector	-			
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	N/A						
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>			Achievability	/ Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability							

SHELAA Reference:	17SLA	A5	RAG Rating:	Red	3	0 May 2023	
Site Address:	Field A	t Cronc	lon Park Lane, Stock,	Ingatestone, Essex			
Parish:	Stock			Total Score:	104		
Developable Site Area	9.19			Reason for			
(ha):				discounted areas:			
Potential Yield:	158			Typology:	2		
Proposed Use:	Reside	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability R	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employm	ent allocation		
Impact on Retail Areas		5	•	t result in the loss of establi e, South Woodham Ferrers es	•		
Proximity to the Workplace	<b>!</b>	5	Site is within 2km wal	king distance of an employn	nent allocatio	n	
Public Transport		5		alking distance of one or mo			
PROW and Cycling Connect	ivity	5		lking distance to either a PI		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		3		or more designated heritag			
Non-Designated Heritage A	ssets	5	<u> </u>	or more non-designated he			
Ÿ	Archaeological Assets			contain any assets of archae			
Minerals & Waste Constraints 2			Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment				
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country	
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% or more) lies within	the Metropol	itan Green Belt or Green	
Land Classification	Land Classification 0			Greenfield and primarily wit	thin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fon natural feature or within 50 natural feature			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbour	ing constraints			
Proximity to Key Services		5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre				
Community Facilities		3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility				
Comments on Suitability			_	stops. Adjacent to conserv an Wood (LoWS) and TPO/2		ljacent to a landscape of	
Availability Criteria:	<u>i</u>	iocai vi	3.dc. Within 100m 01 3W	Availability		Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A	,	-			
Comments on Availability							
Achievability Criteria:				Achievabilit	y Rating:	Green	
Viability		5	Development is likely		,	1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			<u> </u>				

SHELAA Reference:	17SLA	<b>A6</b>	RAG Rating:	Gree	n	3(	0 May 2023
Site Address:	Land S	outh Of	Mill View, Blasford H	Iill, Cheln	nsford, Essex		
Parish:	Little V	Valthan	n	Total S	core:	113	
Developable Site Area	0.34			Reason	for		
(ha):				discour	nted areas:		
Potential Yield:	10			Typolo	gy:	17	
Proposed Use:	Reside	ntial		Comme	ents on the size		
Suitability Criteria:					Suitability Ra	iting:	Green
Proximity to Employment A	Areas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr			•	
			Neighbourhood Centre				
Proximity to the Workplace	9	5	Site is within 2km wall				1
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle a	ccess into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets			Site does not contain a				
Non-Designated Heritage Assets			Site does not contain a				
Archaeological Assets 5			Site is not thought to				
Minerals & Waste Constrain	Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	Defined Open Space 5			Space			ng/proposed Country
Green Belt & Green Wedge		0	The majority of the sit Wedge	te (90% or	more) lies within t	he Metropoli	tan Green Belt or Green
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield	l and primarily with	in the land c	lassification/s: Grade 1,
Protected Natural Features		5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a	designated AQMA		
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	not expect	ed to be required		
Neighbouring Constraints		5	Site has no neighbouri	ing constr	aints		
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov		nce of all services a	nd/or the Cit	y Centre/South
Community Facilities		5	Development would n existing/proposed sch recreation facility	iool/health	ncare facility/place	of worship/s	
Comments on Suitability		Adjace	nt to DSB. In range of bu	us stops. A	ccess via Mill View	·	
Availability Criteria:					Availability R	lating:	Green
Land Ownership		5	Held by developer/wil	lling owne	•	<del>-</del>	
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known le	gal issues		
Planning Permission or Allocation		N/A	I				
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			<u>.                                      </u>				
The state of the s							

SHELAA Reference: 1	L7SLAA7	RAG Rating:	Amber	30 May 2023			
Site Address:	Land Sout	h Of Windmill Farm, Bac	k Lane, East Hanningfield,	Chelmsford			
Parish:	East Hanr	ingfield	Total Score:	101			
Developable Site Area	2.087		Reason for	Gas pipe	and Buffer (0.583ha)		
(ha):			discounted areas:				
Potential Yield:	41		Typology:	3			
Proposed Use:	Residentia	al	Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Chelmsford City Cent Neighbourhood Cent		Town Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocation	n		
Public Transport	0	Site is in excess of 40	Om walking distance from all	services			
<b>PROW</b> and Cycling Connecti	vity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access	5	A route exists enabling	ng vehicle access into/adjacer	nt to the site			
Strategic Road Access	N,	/A					
Designated Heritage Assets		Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage Assets		Site does not contain	any non-designated heritage	assets			
Archaeological Assets		Site is not thought to	contain any assets of archae	ological inter	est		
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open Sp I Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	classification/s: Grade 1,		
Protected Natural Features	3	designated protected	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature				
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ring constraints				
Proximity to Key Services	0		m walking distance of one or nam Ferrers Town Centre	more service	s and the City		
Community Facilities	3		put additional strain on but n nool/healthcare facility/place				
Comments on Suitability	Ad	ljacent to DSB.					
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any					
Planning Permission or	N,		<u> </u>				
Allocation							
Comments on Availability		·	0.0000000000000000000000000000000000000	. Datings	6		
Achievability Criteria:			Achievability	/ Kaung:	Green		
Achievability Criteria:	5	Development is likely	Achievability	/ Kaung:	Green		
	5 5	Development is likely Up to 5 years		/ Kaung:	Green		

SHELAA Reference:	17SLAA9	RAG Rating:	Green	3	0 May 2023		
Site Address:	Rembrandt I	louse, Blasford Hill, Lit	tle Waltham, Chelmsford,	Essex, CM	3 3PF		
Parish:	Little Waltha	m	Total Score:	107			
Developable Site Area	0.46		Reason for				
(ha):			discounted areas:				
Potential Yield:	11		Typology:	17			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Green		
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	nt allocation	l		
Impact on Retail Areas	5		ot result in the loss of establis	•			
		-	re, South Woodham Ferrers T	own Centre	or any designated		
Dravimity to the Markelese	-	Neighbourhood Centr	es king distance of an employm	ont allocatio	n		
Proximity to the Workplace					II		
Public Transport	5		alking distance of one or mor alking distance to either a PR		network		
PROW and Cycling Connect	ivity 5		g vehicle access into/adjacen		HELWUIK		
Vehicle Access Strategic Road Access	N/A	A Toute exists enabilit	8 vernicie access into/aujacen	t to the site			
Designated Heritage Assets		Site does not contain	any designated heritage asse	tc			
			any non-designated heritage				
Non-Designated Heritage A	5				oct		
Archaeological Assets Minerals & Waste Constrain		Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willierais & Waste Collstrail	11.5	Minerals or Waste Co		ruing Area. s	once is not within a		
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit	te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
<b>Protected Natural Features</b>	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	3	Woodham Ferrers To					
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability	Outsi		s stops. 0.024ha protected ur	nder TPO/20	11/006.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	4	Established single use	!				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	N/A						
Allocation							
Comments on Availability	Site c	urrently in use for other p	purposes.				
<b>Achievability Criteria:</b>			Achievability	Rating:	Green		
Viability	5	Development is likely	viable	-			
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	17SLAA	11	RAG Rating:	Amber	3	0 May 2023
Site Address:	Land No	rth Of	Cranham Road, Little	Waltham, Chelmsford, E	ssex	
Parish:	Little W	althan	n	Total Score:	73	
Developable Site Area	8.49			Reason for		
(ha):				discounted areas:		
Potential Yield:	0			Typology:	33	
Proposed Use:	Employr	ment		Comments on the size		e is potentially suitable
Code billion Code of a				of site:		ployment use
Suitability Criteria:		N1 / A		Suitability Ra	ating:	Amber
Proximity to Employment A		N/A				
Impact on Retail Areas		N/A				
Proximity to the Workplace		N/A	611 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		•	
Public Transport		0		m walking distance from all		
PROW and Cycling Connect		5		alking distance to either a PR		network
Vehicle Access		5		g vehicle access into/adjacen		
Strategic Road Access		0		ess to nor is adjacent to the si ed trunk road or a B-road	trategic road	network, primary road
Designated Heritage Assets	:	5	Site does not contain a	any designated heritage asse	ts	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets	
Archaeological Assets 5			Site is not thought to	contain any assets of archaed	ological intere	est
Minerals & Waste Constraints			Site is wholly or partia	lly within an identified Mine	rals Consulta	tion Area and/or Waste
				ere safeguarded infrastructui	•	
				ld not have ceased prior to the		
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	!	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	Vedge
Land Classification	(	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features
Flood Risk Constraints	Į.	5	Site is wholly within Fl	ood Zone 1		
Air Quality Management Ar	eas .	5	Site is in excess of 500	m from a designated AQMA		
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is e	xpected to be required on pa	art of the site	2
Neighbouring Constraints		N/A				
Proximity to Key Services		N/A				
Community Facilities	Į.	5	Development would n	ot result in the loss of nor pu	t additional:	strain on an
				ool/healthcare facility/place	of worship/s	ports, leisure, or
			recreation facility		0.1.17	
Comments on Suitability				akes Lane employment area. minated land SOPC000240 w		tected under
Availability Criteria:				Availability R	Rating:	Yellow
Land Ownership		3	Promoter has an optic	on to purchase site or collabo		
Land Condition		5	Vacant land & building			
Legal Constraints		3	Site may possibly face			
Planning Permission or				granted, awaiting start or	n site	
Allocation				G : 122, 212, 112, 110, 10		
Comments on Availability			vner/s have not been insion. Site not within pro	volved in submission. No evid	dence of land	lowner/s support with
Achievability Criteria:		JUN 11113	s.c.n site not within pro	Achievability	Rating:	Yellow
Viability		5	Development is likely			1
Timescale for Deliverability		<u>.                                    </u>	Over 5 years			
Comments on Achievability		<del>-</del>	Over 5 years			
Comments on Acmevability						

SHELAA Reference:	17SLAA:	12	RAG Rating:	Amb	er	3	0 May 2023	
Site Address:	Bushy Hi 8RU	II Con	nmunication Station,	Edwins H	Hall Road, Woodh	am Ferrers	, Chelmsford, CM3	
Parish:	South W	oodh	am Ferrers	Total S	core:	101		
Developable Site Area	1.725			Reasor	n for	Electricity	substation (0.005ha)	
(ha):				discou	nted areas:			
Potential Yield:	72			Typolo	gy:	7		
Proposed Use:	Resident	ial		Comm	ents on the size			
				of site:				
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	Areas 5		Site is outside of any e	existing/pi	roposed employme	nt allocation	•	
Impact on Retail Areas	5	,	Development does no	t result in	the loss of establis	hed shops ar	nd services within	
·			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designate					
			Neighbourhood Centr					
Proximity to the Workplace			Site is within 2km wall				n	
Public Transport	0		Site is in excess of 400					
PROW and Cycling Connect			Site is within 100m wa				network	
Vehicle Access	5		A route exists enabling	g vehicle a	access into/adjacen	t to the site		
Strategic Road Access		I/A						
Designated Heritage Assets			Site does not contain					
Non-Designated Heritage A			Site does not contain any non-designated heritage assets  Site is not thought to contain any assets of archaeological interest					
Archaeological Assets	5				•			
Minerals & Waste Constrai	nts 5	•	Less than 5ha of a site		•	rding Area. S	ite is not within a	
Dofined Open Space	5		Minerals or Waste Co			are an evist	ing/proposed Country	
Defined Open Space	٦	1	Park or 'Other' Green		denned as Open Sp	ace, an exist	ing/proposed country	
Green Belt & Green Wedge	. 5	,	Site does not lie within	-	ropolitan Green Be	lt or Green V	Vedge	
Land Classification	5		Site is predominantly				<del>-</del>	
Protected Natural Features	. 0	)	Site partially or wholly			rotected nat	ural features	
Flood Risk Constraints	5		Site is wholly within Flood Zone 1					
Air Quality Management A	reas 5	,	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai			Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0	)	Site has neighbouring	constrain	ts with no potentia	for mitigation	on	
Proximity to Key Services	3		Site is within 2km walking distance of all services and/or the City Centre/South					
			Woodham Ferrers Tov					
Community Facilities	3		Development would p					
			existing/proposed sch recreation facility	iooi/neaiti	ncare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability	C	outside	e of DSB. 0.003ha LoWS					
Availability Criteria:					Availability R	eating:	Green	
Land Ownership	5		Held by developer/wil	lling owns	•	atilig.	Jicen	
Land Condition	2		Established multiple u		i / Public Sector			
	5		Site does not face any		gal issues			
Legal Constraints Planning Permission or						nined		
Allocation	Permission 22/02235/OUT received, yet to be determined							
Comments on Availability	S	ite in ı	use for other purposes.					
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5		Development is likely	viable			3.00	
Timescale for Deliverability			Up to 5 years					
Comments on Achievability		'	-7 .00 / 5010					
Comments on Acmevability								

SHELAA Reference:	17SLAA	13	RAG Rating:	Red		30	0 May 2023
Site Address:	Land No	rth Ea	st Of Skeggs Farm, Ch	nelmsfo	rd Road, Writtle, C	helmsford,	Essex
Parish:	Writtle			Total	Score:	81	
Developable Site Area	90.15			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	1104	1104			ogy:	25	
Proposed Use:	Resident	ial		Comr	nents on the size		
				of site	e: 		
Suitability Criteria:					Suitability Ra	iting:	Red
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/	oroposed employme	nt allocation	
Impact on Retail Areas	5	5	Development does no Chelmsford City Centr	e, South		•	
Dravimity to the Workplace	2 5	•	Neighbourhood Centre Site is within 2km wall		ance of an employme	ent allocation	<u> </u>
Proximity to the Workplace Public Transport	5		Site is within 400m wa				
PROW and Cycling Connect			Site is within 100m wa				network
Vehicle Access	ivity 5		A route exists enabling				ICLWOTK
Strategic Road Access		N/A	oute exists chability	5 **********	access mico, adjacem	t to the site	
Designated Heritage Assets			Site is adjacent to one	or more	designated heritage	assets	
Non-Designated Heritage A			Site is adjacent to one				
Archaeological Assets	3		Site is thought to be a				ogical interest
Minerals & Waste Constraints 2			•	•			
Defined Open Space 3			Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  Site partially lies within an area defined as Open Space, an existing/proposed Country				
Defined Open Space	,		Park or 'Other' Green			,	G, F - F
Green Belt & Green Wedge	Green Belt & Green Wedge 0			e (90% d	or more) lies within t	he Metropoli	tan Green Belt or Green
Land Classification	C	)	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,
<b>Protected Natural Features</b>	C	)	Site partially or wholly	compri	ses of one or more p	rotected natu	ural features
Flood Risk Constraints	2	2	Up to 25% of the site a	area is w	ithin Flood Zone 3		
Air Quality Management Ar	reas 5	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain			Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	C		Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	5		Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre				
Community Facilities	3	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or				
Comments on Suitability	^	\diacc	recreation facility nt to Urban Area. In ran	no of hi	s stone Adiacont to	concorratio	n area Adiacont to
Comments on Suitability	la O S	andsca ).913h SOPC0	ape of local interest. Nat a protected under TPO/ 00105 and Priority4 con CHL76, CHL173 and CH	ural Gre 2008/05 taminate	en Space (Limited Ac 1; 4.351ha LoWS.Pri ed land SOPC000106	ccess), Park a ority 3 contai	nd Recreation Ground. minated land
Availability Criteria:					Availability R	lating:	Yellow
Land Ownership	3	3	Promoter has an option	n to pur			sting owner
Land Condition	3	3	Low intensity land use	S			
Legal Constraints	3	3	Site may possibly face	legal iss	ues		
Planning Permission or	N	N/A					
Allocation							
Comments on Availability			vner/s have not been in sion. Site not within pro			dence of land	owner/s support with
<b>Achievability Criteria:</b>					Achievability	Rating:	Green
Viability	5	5	Development is likely	viable		U	
Timescale for Deliverability			Up to 5 years				
Comments on Achievability							

SHELAA Reference: 1	17SLAA1	4 RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land Sout	h West Of Sunnyfields S	chool, School Lane, Grea	t Leighs, Chel	msford, Essex		
Parish:	Great Leig	hs	Total Score:	103			
Developable Site Area	6.66		Reason for				
(ha):			discounted areas:				
Potential Yield:	114		Typology:	2			
Proposed Use:	Residentia	al	Comments on the size	е			
			of site:				
Suitability Criteria:			Suitability	Rating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employi	ment allocation	1		
Impact on Retail Areas	5	Development does r	ot result in the loss of estab	olished shops a	nd services within		
			tre, South Woodham Ferrer	s Town Centre	or any designated		
		Neighbourhood Cen					
Proximity to the Workplace			alking distance of an employ		n		
Public Transport	5		walking distance of one or m				
PROW and Cycling Connecti			walking distance to either a		network		
Vehicle Access	5		ng vehicle access into/adjac	ent to the site			
Strategic Road Access	N,	'A					
Designated Heritage Assets	3		ne or more designated herit				
Non-Designated Heritage As	ssets 5		n any non-designated herita				
Archaeological Assets	5	Site is not thought to	contain any assets of archa	aeological inter	est		
Minerals & Waste Constrain	nts 2		Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment				
Defined Open Space	5	Site does not lie with	nin an area defined as Open				
Groon Polt & Groon Wodge	5	Park or 'Other' Gree	n space nin the Metropolitan Green	Relt or Green V	Madga		
Green Belt & Green Wedge Land Classification	0		y Greenfield and primarily w				
		Grade 2 or Grade 3					
Protected Natural Features	5		00m of any locally designate ny international/national de	· · ·			
Flood Risk Constraints	5	Site is wholly within	Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	0	Site has neighbourin	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	0	Site is in excess of 2	m walking distance of one	or more service	es and the City		
• •		Centre/South Wood	ham Ferrers Town Centre				
Community Facilities	3	'	put additional strain on but				
			chool/healthcare facility/pla	ce of worship/s	sports, leisure, or		
Commonts on Cuitability	۸۵	recreation facility	bus stops. Informal access o	ff School Lana	Adjacent to grade 2 listed		
Comments on Suitability		ilding.	ous stops. Informal access o	ii School Lane.	Adjacent to grade 2 listed		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/w	villing owner/public sector				
Land Condition	5	Vacant land & buildi					
Legal Constraints	5		ny known legal issues				
Planning Permission or	N,		<del>_</del>				
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>			Achievabili	ty Rating:	Green		
Viability	5	Development is likel	y viable				
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:	17SLAA15	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land North V	/est Of Eagle Villas, M	ain Road, Ford End, Chelm	nsford, Esse	ex		
Parish:	Great Waltha	m	Total Score:	108			
Developable Site Area	1.25		Reason for				
(ha):			discounted areas:				
Potential Yield:	28		Typology:	4+36			
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ting:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	•	t result in the loss of establis	•			
		Chelmsford City Centre, South Woodham Ferrers Town Centre or any designate					
D 1 11 1 1 1 1 1 1 1	_	Neighbourhood Centr			_		
Proximity to the Workplace		<u> </u>	king distance of an employm		<u>u</u>		
Public Transport	5		alking distance of one or mor		natural		
PROW and Cycling Connect		<u> </u>	alking distance to either a PR		network		
Vehicle Access	5	<u> </u>	g vehicle access into/adjacen		and or D road		
Strategic Road Access	2	<u> </u>	to or is adjacent to a safegua		Dau of B-roau		
Designated Heritage Assets		+	any designated heritage asse any non-designated heritage				
Non-Designated Heritage A		<del> </del>	<u>,                                     </u>		act		
Archaeological Assets Minerals & Waste Constrain	5 nts 5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willierais & Waste Collstrail	11.5	Minerals or Waste Co		ruing Area. S	once is not within a		
Defined Open Space	0		te (90% or more) lies within a	n area defin	ed as Open Space, an		
			untry Park or 'Other' Green S				
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated properties of any locally designated properties.				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City		
Community Facilities	3		out additional strain on but no ool/healthcare facility/place				
Comments on Suitability	Adjace		us stops. Amenity Green Spac	e.			
Availability Criteria:			Availability R	Rating:	Green		
Land Ownership	5	Held by developer/wil	lling owner/public sector				
Land Condition	3	Low intensity land use					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	N/A	•					
Allocation							
Comments on Availability	Site in	use for other purposes.					
<b>Achievability Criteria:</b>			Achievability	Rating:	Green		
Viability	5	Development is likely	viable	-			
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	17SLAA	16	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land No	rth W	est Of The Spread Eag	gle, Main Road, Margaret	ting, Ingate	stone, Essex	
Parish:	Margare	tting		Total Score:	94		
Developable Site Area	4.56			Reason for			
(ha):				discounted areas:			
Potential Yield:	78			Typology:	2		
Proposed Use:	Resident	ial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra		Red	
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas	5	5	•	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	. (	)		n walking distance of an emp		cation	
Public Transport	5	5		lking distance of one or mor			
PROW and Cycling Connect	ivity 5	5		lking distance to either a PR		network	
Vehicle Access	5	5	A route exists enabling	y vehicle access into/adjacen	t to the site		
Strategic Road Access	1	N/A					
Designated Heritage Assets	3	3	Site is adjacent to one	or more designated heritage	e assets		
Non-Designated Heritage Assets			Site does not contain a	any non-designated heritage	assets		
Archaeological Assets	5	5	Site is not thought to o	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	-	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	Green Belt & Green Wedge 0			e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	(	)	Site is predominantly ( Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features	3	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 5	5	Ground treatment is not expected to be required				
Neighbouring Constraints	(	)	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	(	)	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre				
Community Facilities	3	3		ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability	H		ıl of trees on boundary p	s stops. Access off Roman R protected under TPO/2004/0			
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership	5	5	Held by developer/wil	ling owner/public sector			
Land Condition	5		Vacant land & building	ţ\$			
Legal Constraints	5		Site does not face any	known legal issues			
Planning Permission or Allocation		N/A	· · · · · · · · · · · · · · · · · · ·				
Comments on Availability							
Achievability Criteria:				Achievability	Rating	Green	
Viability	5		Development is likely	•	Mating.	1 3.00.1	
			Up to 5 years	VIUDIC			
Timescale for Deliverability		,	op to 3 years				
Comments on Achievability							

SHELAA Reference: 2	1/SLAA1/	RAG Rating:	Red	30	0 May 2023		
Site Address:	Field 2284 Sc	outh Of Maltings Road	, Battlesbridge, Wickford,	Essex			
Parish:	Rettendon		Total Score:	80			
Developable Site Area	3.84		Reason for				
(ha):			discounted areas:				
Potential Yield:	75		Typology:	3			
Proposed Use:	Residential	ntial Comments on the size					
·			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	•		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
·		Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatior	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle i	network		
Vehicle Access	5 A route exists enabling vehicle access into/adjacent to the site						
Strategic Road Access	N/A						
Designated Heritage Assets	0	Site contains one or n	nore designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constrain		Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua	rding Area. S	ite is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Space	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the si	te (90% or more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification	3	3 Site is predominantly Greenfield and primarily within the agricultural la classification/s: Grade 4, Grade 5, non-agricultural use, or urban use					
<b>Protected Natural Features</b>	0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints	0	Over 50% of the site a	area is within Flood Zone 3				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more services	s and the City		
Community Facilities	3	Development would pexisting/proposed sch	put additional strain on but no nool/healthcare facility/place				
Comments on Suitability			s stops. Access to Maltings Ro				
Availability Criteria:	VVILI	i Marine Conservation 2	Availability F		Yellow		
Land Ownership	0	Known to be in partic	ularly complex/multiple own				
Land Condition	3	Low intensity land use		- IT			
Legal Constraints	3	Site may possibly face					
Planning Permission or	N/A	., p , i a a					
Allocation	14/7						
Comments on Availability		•	nce of all landowner/s suppor currently in use for other pu		ssion. Entire site not		
Achievability Criteria:	-		Achievability	Rating:	Green		
Viability	5	Development is likely	·		1		
Timescale for Deliverability	5	Up to 5 years					
DCIIVCI UDIIILV		1 ,					

SHELAA Reference:	17SLAA1	L8	RAG Rating:	Red	3	0 May 2023	
Site Address:	Lathcoats	Farr	n Shop, Beehive Lane	, Great Baddow, Chelms	ford, CM2 8	LX	
Parish:	Great Bad		· · · · · · · · · · · · · · · · · · ·	Total Score:	108		
Developable Site Area	15.29			Reason for			
(ha):				discounted areas:			
Potential Yield:	262			Typology:	1		
Proposed Use:	Residentia	al		Comments on the size			
·				of site:			
Suitability Criteria:	<u> </u>			Suitability R	ating:	Red	
Proximity to Employment A	reas 5		Site is outside of any e	xisting/proposed employm	ent allocation		
Impact on Retail Areas	5		Development does no	t result in the loss of establi	shed shops ar	nd services within	
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
Proximity to the Workplace	2 5		Site is within 2km wall	king distance of an employn	nent allocatio	n	
Public Transport	5		Site is within 400m wa	lking distance of one or mo	re services		
PROW and Cycling Connect	ivity 5		Site is within 100m wa	lking distance to either a Pf	ROW or cycle	network	
Vehicle Access	5		A route exists enabling	yehicle access into/adjace	nt to the site		
Strategic Road Access	N,	/A					
Designated Heritage Assets	3		Site is adjacent to one	or more designated heritag	ge assets		
Non-Designated Heritage A	ssets 5		Site does not contain a	any non-designated heritage	e assets		
Archaeological Assets	5		Site is not thought to o	contain any assets of archae	ological inter	est	
Minerals & Waste Constrain				Site is not within a			
			Minerals or Waste Cor				
Defined Open Space	5		Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	O The majority of the site (90% or more) lies within the Metropolitan Green Belt Wedge				itan Green Belt or Green	
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use					
Protected Natural Features	5			m of any locally designated international/national desi			
Flood Risk Constraints	5		Site is wholly within Fl	ood Zone 1	<u> </u>		
Air Quality Management Ar	reas 5		Site is in excess of 500	m from a designated AQMA	4		
Ground Condition Constrain			Ground treatment is n	ot expected to be required			
Neighbouring Constraints	5		Site has no neighbouring constraints				
Proximity to Key Services	3		Site is within 2km wall	king distance of all services	and/or the Cit	ty Centre/South	
, ,			Woodham Ferrers Tov				
Community Facilities	3			ut additional strain on but r ool/healthcare facility/place			
Comments on Suitability			nt to Urban Area. In ran e 2 listed building.	ge of bus stops. Direct acces	ss to the site v	via Beehive Lane. Adjacent	
Availability Criteria:				Availability	Rating:	Yellow	
Land Ownership	3		Promoter has an option	n to purchase site or collab	orate with ex	isting owner	
Land Condition	5		Vacant land & building	gs			
Legal Constraints	3		Site may possibly face	legal issues			
Planning Permission or	N,	/A					
Allocation							
Comments on Availability		Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.					
Achievability Criteria:				Achievabilit	y Rating:	Green	
Viability	5		Development is likely				
Timescale for Deliverability			Up to 5 years				
Comments on Achievability			F 1				
comments on remevability							

Site Address:   Land East Of Broomfield   Total Score:   105	SHELAA Reference:	17SLA	A19	RAG Rating:	Yellow	3	0 May 2023	
Developable Site Area (ha):	Site Address:	Land E	ast Of E	Broomfield Library, 18	0 Main Road, Broomfield	, Chelmsfor	d	
Comments on the size   Comments on the size   Comments on the size	Parish:	Broom	field		Total Score:	105		
Proposed Use:   Residential   Comments on the size of site:	Developable Site Area	0.52			Reason for			
Proposed Use:	(ha):				discounted areas:			
Suitability Criteria:  Suitability Criteria:  Suitability Rating:  Green  Proximity to Employment Areas  5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within Allow malking distance of an employment allocation  Public Transport  5 Site is within 2km walking distance of an employment allocation  Public Transport  5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets  5 Site is not thought to contain any sasets of archaeological interest  Minerals & Waste Constraints  5 Site does not lie within an area defined as Open Space, an existing/proposed Country  Park or 'Other' Green Space  Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green  Wedge  Land Classification  3 Site is perdalon view site (90% or more) lies within the Metropolitan Green Belt or Green  Wedge  Land Classification  3 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is within an on-legitation of a fire site in the loss of one or more protected natural features  Flood Risk Constraints  5 Site is within in the site (90% or more) lies within the Metropolitan Green Belt or Green  Wedge  Comments on Suitability  Comments on Suitability  Proximity to Key Services  3 Site is within in t	Potential Yield:	10			Typology:	5		
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ntial					
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ating:	Green	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Shadecess N/A Designated Heritage Assets N/A Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals of Waste Constitution Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Use Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Use Site perdominantly Greenfield and primarily within the Metropolitian Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the agricultural land classification Site is predominantly Greenfield and primarily within the agricultural land classification's: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features Site jartially or wholly comprises of one or more protected natural features Flood Risk Constraints Site is within within Flood Zone 1 Site is mexcess of 500m from a designated AQMA Ground Condition Constraints Site is mexcess of 500m from a designated AQMA Ground Condition Constraints Site is within Zkm walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities Site is within Zkm walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability Criteria:  Availability Criteria:  Availability Rating:  Vellow  Land Ownership Site may possibly face legal issues  Planning Permission or A/A Allocation  Site polyment is likely viable  Timescale for Deliverabil	Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre	e, South Woodham Ferrers T es	own Centre	or any designated	
PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network	Proximity to the Workplace	;	5				n	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5 had a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site is no expected to be required  Neighbouring Constraints 5 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability Criteria:	Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
Strategic Road Access	PROW and Cycling Connect	ivity	5		=	-	network	
Designated Heritage Assets   3   Site is adjacent to one or more designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a manual site of the within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt or Green Space   O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt or Green Space   O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt or Green Space   O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt or Belt surface   O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt or Site is within the Metropolitan Green Belt or Green Belt or Designation or Province or B	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets	Strategic Road Access		N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classifications; Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is wastes of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:	Designated Heritage Assets		3					
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification(s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  1 O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability  Comments on Suitability Criteria:  Availability Criteria:  Availability Rating:  Availability Rating:  Yellow  Land Ownership  1 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Site may possibly face legal issues  Planning Permission or  Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Non-Designated Heritage A	ssets	5					
Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability Criteria:  Availability Criteria:  Availability Rating:  Vellow  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Site may possibly face legal issues  Planning Permission or  Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Archaeological Assets		5	Site is not thought to o	contain any assets of archaed	ological intere	est	
Green Belt & Green Wedge  On The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  O Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Cutside of DSB. In range of bus stops. Access onto the Brooklands House site access. Adjacent to Local Listed Building. 0.02ha protected under TPO/2001/055.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Planning Permission or Allocation  N/A  Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Development is likely viable	Minerals & Waste Constrain	Minerals or Waste Consultation Area						
Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:  Availability Criteria:  Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 5 Vacant land & buildings  Legal Constraints 3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability Criteria:  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Defined Open Space					ace, an exist	ing/proposed Country	
Classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   Protected Natural Features   O   Site partially or wholly comprises of one or more protected natural features	Green Belt & Green Wedge	!	0		e (90% or more) lies within t	he Metropoli	itan Green Belt or Green	
Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Cutside of DSB. In range of bus stops. Access onto the Brooklands House site access. Adjacent to Local Listed Building. 0.02ha protected under TPO/2001/055.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 5 Vacant land & buildings  Legal Constraints 3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Achievability Rating:  Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Land Classification		3		·	_		
Air Quality Management Areas Ground Condition Constraints Segond Condition Constraints Segond Condition Constraints Segond Condition Constraints Segond Condition Constraints Segond Constraints Segond Constraints Site has no neighbouring constraints Segond Constraints Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Segond Constraints Segond Constra	Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Second Condition Constraints   5	Flood Risk Constraints		5	-				
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access onto the Brooklands House site access. Adjacent to Local Listed Building. 0.02ha protected under TPO/2001/055.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required				
Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access onto the Brooklands House site access. Adjacent to Local Listed Building. 0.02ha protected under TPO/2001/055.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access onto the Brooklands House site access. Adjacent to Local Listed Building. 0.02ha protected under TPO/2001/055.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Legal Constraints  9 Site may possibly face legal issues  Planning Permission or Allocation  N/A  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		3		=	nd/or the Cit	y Centre/South	
Availability Criteria:  Land Ownership  Availability Rating:  Yellow  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Community Facilities			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or	
Land Ownership  Land Condition  S Vacant land & buildings  Legal Constraints  3 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  S Development is likely viable  Timescale for Deliverability  A Promoter has an option to purchase site or collaborate with existing owner  Achievabilitys  Achievability Rating:  Green	Comments on Suitability						e site access. Adjacent to	
Legal Constraints  1 Site may possibly face legal issues  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  Site may possibly face legal issues  N/A  Achievability  Achievability Rating:  Green  Up to 5 years	•							
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  A Site may possibly face legal issues  N/A  Achievability  Achievability Rating:  Green  Up to 5 years						rate with exi	sting owner	
Planning Permission or Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Land Condition		5	,				
Allocation  Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Legal Constraints		3	Site may possibly face	legal issues			
Comments on Availability  Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Planning Permission or		N/A					
submission. Site not within promoters ownership.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years								
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability						lowner/s support with	
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	<b>Achievability Criteria:</b>				Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely			1	
				Up to 5 years				
	Comments on Achievability			<u> </u>				

Parish: Great Leighs Reason for the Check People Pe	SHELAA Reference:	17SLAA22	RAG Rating:	Amber	3	0 May 2023		
Reason for discounted areas:	Site Address:	Livery Stabl	es, Fulbourne Farm, Bo	reham Road, Great Leighs	, Chelmsfor	rd, CM3 1PR		
Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Amber	Parish:	Great Leigh	<u> </u>	Total Score:	96			
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas S Development does not result in the loss of stability and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within 2km walking distance of an employment allocation Public Transport O Site is in excess of 400m walking distance from all services Proximity to the Workplace S Site is within 2km walking distance of an employment allocation Public Transport O Site is in excess of 400m walking distance from all services Proximity to the Workplace Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Four exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Site is adjacent to one or more non-designated heritage assets S Site is adjacent to one or more non-designated heritage assets S Site is not thought to contain any assets of archaeological interest further assessment to be undertaken in the form of a Minerals Resource Assessment Site does not live within an area defined as Open Space, an existing proposed Country Park or 'Other' Green Space Green Belt & Green Wedge S Site does not live within an even defined as Open Space, an existing proposed Country Park or 'Other' Green Space and Strategic Resource Assessment S Site does not live within the Minerals Resource Assessment S Site size wholly within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features S Site is so wholly within Flood Zone 1  Air Quality Management Areas S Site is so well and the proposed Country South Woodham Perrers Town Centre One or more services and the City Centre/South Woodham Perrers Town Centre of worship/Sports, leisure, or re	Developable Site Area	8.09		Reason for				
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Amber	(ha):			discounted areas:				
Of site:   Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	139	Typology: 2					
Suitability Criteria:  Proximity to Employment Areas  5 Site is outside of any existine/proposed employment allocation  Impact on Retail Areas  5 Development does not result in the loss of established shops and services within  Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated  Neighbourhood Centres  Proximity to the Workplace  5 Site is within 21 km walking distance of an employment allocation  Public Transport  0 Site is in excess of 400m walking distance from all services  PROW and Cycling Connectivity  5 Site is within 100m walking distance from all services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  3 Site is adjacent to one or more enon-designated heritage assets  Archaeological Assets  5 Site is in thought to contain any assets of archaeological interest  Minerals & Waste Constraints  2 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  Defined Open Space  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  6 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any incentive and designated protected natural features and in excess of 500m of any incentive and designated protected natural features and in excess of 500m of any incentive and designated protected natural features and in excess of 500m of any incentive and designated protected natural features and in excess of 500m of any incentive and designated protected natural features and in e	Proposed Use:	Residential		Comments on the size				
Proximity to Employment Areas    Society   Site is outside of any existing/proposed employment allocation			of site:					
Impact on Retail Areas    Development does not result in the loss of established shops and services within Chelmsford (ity Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:			Suitability Ra	ating:	Amber		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 2km walking distance of an employment allocation  PROW and Cycling Connectivity  5 Site is within 100m walking distance from all services  PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  8 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site is in excess of 400 m or more designated heritage assets  Non-Designated Heritage Assets  5 Site is in thought to contain any assets of archaeological interest  Minerals & Waste Constraints  2 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 500m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is mexcess of 500m of any international/national designated protected natural features  Reighbouring Constraints  3 Site has neighbouring constraints with potential for mitigation  Proximity to Key Services  0 Site is in excess of 200m of any international/national designated protected natural features  Comments on Su	Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	l		
Neighbourhood Centres	Impact on Retail Areas	5	· ·		•			
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Flood Risk Constraints  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has neighbouring constraints with potential for mitigation  Proximity to Key Services  OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. Adjacent to Grade 2 listed building. Adjacent to protected lanes.  Availability Criteria:  Availability Rating:  Green  Legal Constraints  Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability  Development is likely viable  Timescale for Deliverability  4 Over 5 years	Protected Natural Features	5						
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Availability Criteria:  Availability Criteria:  Availability Rating:  Seen  Availability Rating:  Availability Rating:  Availability Rating:  Seen  Se				nool/healthcare facility/place	of worship/s	sports, leisure, or		
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  New Intensity land uses  N/A  Site does not face any known legal issues  N/A  Achievability Criteria:  Achievability Rating:  Achievability Rating:  Yellow  Timescale for Deliverability  Availability Rating:  Availability Rating:  Achievability Rating:  Achievability Rating:  Achievability Rating:  Yellow  Over 5 years								
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Timescale for Deliverability 4 Over 5 years	•	5	Development is likely					
COMMITTED ON MONEY UNITY	Comments on Achievability		<u>, , , , , , , , , , , , , , , , , , , </u>					

Site Address:   Land North Of Paulik Hall Lane, Great Leighs   Total Score:   107	SHELAA Reference:	17SLA	<b>A23</b>	RAG Rating:	Amber	3	0 May 2023	
Developable Site Area (ha):    Developable Site Area (ha):	Site Address:	Land N	orth Of	Paulk Hall Lane, Grea	at Leighs, Chelmsfo	rd, Essex	<del></del> -	
Comments on the size	Parish:	Great L	eighs.		Total Score:	107		
Potential Yield:   207   Residential   Comments on the size of site:	Developable Site Area	12.06			Reason for			
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Amber	(ha):				discounted areas	:		
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	207			Typology:	2		
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Resider	ntial		Comments on the	e size		
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Chelmsford City Centre, South Woodham Ferres? Town Centre or any designated   Neighbourhood Centres					of site:			
Impact on Retail Areas	Suitability Criteria:				Suitabil	ity Rating:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace   5	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed em	ployment allocation	1	
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 5 Site is excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site is nexes of 500m from a designated AQMA Ground Condition Constraints 5 Site is nexes of 500m from a designated AQMA  Ground Teatment is not expected to be required Neighbouring Constraints 5 Site is nexes of 500m from a designated AQMA  Ground Condition Constraints 5 Site is nexes of 500m from a designated AQMA  Ground Condition Constraints 5 Site is nexes of 500m from a designated of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Site has no neighbouring constraints  Development wou	Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre	e, South Woodham F es	errers Town Centre	or any designated	
PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site is adjacent to one or more non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  6 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/pational designated protected natural features of 500m of any international/pational designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m of any international/pational designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m of any international/pational designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m of any international/pational designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m of any international/pational designated protected natural features  Flood Risk Constraints  6 Site is in excess of 500m of any international/pational designated protected natural features  Flood Risk Constraints  Neighbouring Constraints  5 Site has no neighbouring constraints  6 Site is i	Proximity to the Workplace	)	5	Site is within 2km wall	king distance of an en	nployment allocatio	n	
Vehicle Access   5	•		5					
Strategic Road Access	PROW and Cycling Connect	ivity	5	Site is within 100m wa	Ilking distance to eith	er a PROW or cycle	network	
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle access into/	adjacent to the site		
Non-Designated Heritage Assets   3   Site is adjacent to one or more non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   2   Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment   Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment   Open Space   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Site Goes not lie within the Metropolitan Green Belt or Green Wedge   Site is predominantly Green Space   Greade 3   Grade 2 or Grade 3   Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features   Site is wholly within Flood Zone 1   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 500m from a designated AQMA   Ground Condition Constraints   Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre   Open Constraints	Strategic Road Access		N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints 5 Site is in excess of 500m form a designated AQMA  Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Criteria: Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria:  Viability 5 Development would be developer/willing owner/public sector  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Designated Heritage Assets	;	5	Site does not contain a	any designated herita	ge assets		
Minerals & Waste Constraints  Defined Open Space  Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features shown of any international/national designated protected natural features shown of any international/national designated protected natural features shown of any international/national designated protected natural features shown of any international/national designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane.  Availability Criteria:  Availability Rating:  Green  Availability Criteria:  Availability Rating:  Site does not face any known legal issues  Planning Permission or Allocation  So Site does not face any known legal issues  Planning Permission or Allocation  Ownership  S Development is likely viable	Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more non-designa	ited heritage assets		
further assessment to be undertaken in the form of a Minerals Resource Assessment  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Sofom of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m form a designated ADMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  Froximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Coutside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane.  Availability Criteria:  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or A/Allocation  Comments on Availability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Archaeological Assets		5	Site is not thought to o	contain any assets of	archaeological inter	est	
Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 20m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Site does not face any known legal issues Planning Permission or Allocation N/A Allocation Comments on Availability  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Minerals & Waste Constrain	nts	2		•	•	•	
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  S Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  S Site is wholly within Flood Zone 1  Air Quality Management Areas  S Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  S Ground treatment is not expected to be required  Neighbouring Constraints  S Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  J Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Achievability  A Over 5 years	Defined Open Space		5			Open Space, an exist	ting/proposed Country	
Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability Criteria:  Availability Criteria:  Availability Rating:  Availability Rating:  Flend Oddition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Yellow	Green Belt & Green Wedge	<b>!</b>	5	Site does not lie within	n the Metropolitan G	reen Belt or Green V	Vedge	
excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is wholly within Flood Zone 1	Land Classification					classification/s: Grade 1,		
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability 0 Outside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation N/A  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Protected Natural Features		5					
Ground Condition Constraints   5   Ground treatment is not expected to be required	Flood Risk Constraints		5					
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	reas		Site is in excess of 500m from a designated AQMA				
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required				
Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Neighbouring Constraints		5	Site has no neighbouring constraints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane.  Availability Criteria:  Land Ownership  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Proximity to Key Services		0		_		es and the City	
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Viability  Viability  Timescale for Deliverability  Availability Rating:  Availability Rating:  N/A  Held by developer/willing owner/public sector  Vacant land & buildings  5 Vacant land & buildings  5 Site does not face any known legal issues  N/A  Achievability Rating:  Yellow  Viability  4 Over 5 years	Community Facilities			existing/proposed sch- recreation facility	ool/healthcare facilit	y/place of worship/s	sports, leisure, or	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Comments on Suitability			e of DSB. In range of bus	stops. Informal acce	ss off Paulk Hall Lan	e. Adjacent to a Protected	
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	<b>Availability Criteria:</b>				Availab	ility Rating:	Green	
Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Land Ownership			Held by developer/wil	ling owner/public sec	tor		
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  4  Over 5 years	Land Condition		5	Vacant land & building	gs			
Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  4  Over 5 years	Legal Constraints		5	Site does not face any	known legal issues			
Achievability Criteria:     Achievability Rating: Yellow       Viability     5     Development is likely viable       Timescale for Deliverability     4     Over 5 years			N/A					
Viability     5     Development is likely viable       Timescale for Deliverability     4     Over 5 years	Comments on Availability							
Timescale for Deliverability 4 Over 5 years	Achievability Criteria:				Achieva	bility Rating:	Yellow	
Timescale for Deliverability 4 Over 5 years	Viability		5	Development is likely				
				Over 5 years				
	Comments on Achievability			ı				

SHELAA Reference:	17SLA	124	RAG Rating:	Amb	er	3(	0 May 2023		
Site Address:	Land Ar	ound S	Sewage Works, Good	mans Lar	e, Great Leighs, (	Chelmsford	, Essex		
Parish:	Great L	eighs		Total S	core:	95			
Developable Site Area	8.73			Reasor	for	Sewage Pumping Station			
(ha):				discour	nted areas:	(0.03ha)			
Potential Yield:	150			Typolo	gy:	2			
Proposed Use:	Resider	ntial		Commo	ents on the size				
				of site:					
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation			
Impact on Retail Areas		5	Development does no			•			
			Chelmsford City Centr		Voodham Ferrers T	own Centre	or any designated		
Duranita ta ala Mandada		_	Neighbourhood Centr		aca of an ampleum	ant allocation	•		
Proximity to the Workplace	9	5	Site is within 2km wall				1		
Public Transport		5	Site is within 400m wa				a aturarle		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				ICLWUIK		
Vehicle Access		5	A route exists enabling	g venicie a	iccess into/adjacent	to the site			
Strategic Road Access		N/A	Cito doce not control	anı, da -1.	nated besites:	ha.			
Designated Heritage Assets		5 3	Site does not contain						
	U U				non-designated her				
Archaeological Assets				Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co		_	rding Area. S	ite is not within a		
Defined Open Space		3 Site partially lies within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space			ing/proposed Country				
Green Belt & Green Wedge	)	5	Site does not lie within	n the Met	ropolitan Green Bel	t or Green W	/edge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield	l and primarily with	in the land c	lassification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	y comprise	s of one or more pr	rotected nati	ural features		
Flood Risk Constraints		2	Up to 25% of the site	area is wit	hin Flood Zone 3				
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a	designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	not expect	ed to be required				
Neighbouring Constraints		0	Site has neighbouring	e has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		0	Site is in excess of 2km	_		nore service	s and the City		
Community Facilities		3	Centre/South Woodha	out additio	nal strain on but no				
			existing/proposed sch recreation facility	iooi/nealti	icare racility/piace	or worsnip/s	ports, leisure, or		
Comments on Suitability			e of DSB. In range of bus 0.1ha under TPO/2008	-	jacent to a Protecto	ed Lane. Nat	ural Green Space (Limited		
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	lling owne	r/public sector	-	•		
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known le	gal issues				
Planning Permission or		N/A							
Allocation		-							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Yellow		
Viability		5	Development is likely	viable	•		•		
Timescale for Deliverability		4	Over 5 years						
Comments on Achievability									
,									

SHELAA Reference:	17SLAA25	RAG Rating:	Yellow	3	0 May 2023	
Site Address:	Land South Ea	ast Of Main Road, Gre	at Leighs, Chelmsford, Es	sex		
Parish:	Great Leighs		Total Score:	112		
Developable Site Area	1.48		Reason for			
(ha):			discounted areas:			
Potential Yield:	0		Typology:	32+36		
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable	
			of site:	for all em	ployment use	
Suitability Criteria:			Suitability R	ating:	Green	
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	ent allocation	l	
Impact on Retail Areas	5	Chelmsford City Centr	ot result in the loss of establiste. Fe, South Woodham Ferrers	•		
Danishada da da Akadada la a	-	Neighbourhood Centr		ont allocatio	n	
Proximity to the Workplace			king distance of an employm		<u> </u>	
Public Transport	5		alking distance of one or mo		naturale	
PROW and Cycling Connect			alking distance to either a PR		HELWOIK	
Vehicle Access	5		g vehicle access into/adjacer		work	
Strategic Road Access	5		to or is adjacent to the strate	_	WORK	
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A			any non-designated heritage			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain		Minerals or Waste Co	nsultation Area			
Defined Open Space	5	Park or 'Other' Green				
Green Belt & Green Wedge	5		n the Metropolitan Green Be			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				
Protected Natural Features	3		e of any protected natural fe natural feature or within 50 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	al for mitigati	on	
Proximity to Key Services	N/A		n walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities	5		I not result in the loss of nor put additional strain on an chool/healthcare facility/place of worship/sports, leisure, or			
		recreation facility		. c		
Comments on Suitability	Outsid	e of DSB. In range of bus				
Availability Criteria:			Availability I	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievability	y Rating:	Yellow	
Viability	5	Development is likely				
Timescale for Deliverability	4	Over 5 years				
Comments on Achievability		· · · · · · · · · · · · · · · · · · ·				

SHELAA Reference: 1	L7SLAA26	RAG Rating:	Yellow	3	0 May 2023	
Site Address:	Land East Of	The Crescent, Little Le	eighs, Chelmsford, Essex			
Parish:	Great Leighs		Total Score:	112		
Developable Site Area	3.88		Reason for			
(ha):			discounted areas:			
Potential Yield:	0		Typology:	32+36		
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable	
			of site:	for all em	ployment use	
Suitability Criteria:			Suitability Ra	ating:	Green	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation	1	
Impact on Retail Areas	5	Chelmsford City Centr	ot result in the loss of establis re, South Woodham Ferrers T	•		
Provimity to the Workplace	5	Neighbourhood Centr	king distance of an employm	ent allocatio	n	
Proximity to the Workplace	5		alking distance of one or mor		11	
Public Transport PROW and Cycling Connecti			alking distance to either a PR		network	
Vehicle Access	5		g vehicle access into/adjacen			
Strategic Road Access	5		to or is adjacent to the strate		work	
Designated Heritage Assets	5		any designated heritage asse		WOTK	
Non-Designated Heritage Assets			any non-designated heritage			
Archaeological Assets	5		contain any assets of archaed		est	
Minerals & Waste Constrain		_	e is within a Minerals Safegua			
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
<b>Ground Condition Constrain</b>	its 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigati	on	
Proximity to Key Services	N/A	Centre/South Woodh	n walking distance of one or am Ferrers Town Centre		<u></u>	
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place			
Comments on Suitability	Outsid	e of DSB. In range of bus	s stops. Within 100m of Strav	v Brook Plan	tation (LoWS).	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any known legal issues				
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Yellow	
Viability	5	Development is likely			-	
Timescale for Deliverability	4	Over 5 years				
Comments on Achievability						

SHELAA Reference: 1	L7SLAA27	RAG Rating:	Yellov	N	3(	0 May 2023	
Site Address:	Little Boyton	Hall Farm, Boyton Hal	ll Lane, Ro	xwell, Chelmsfor	d, CM1 4LI		
Parish:	Roxwell	·	Total Sc	ore:	84		
Developable Site Area	16.05		Reason	for	Oil pipe (C	0.041ha)	
(ha):			discoun	ted areas:			
Potential Yield:	0		Typolog	•	32+33+34		
Proposed Use:	Employment		Comme of site:	nts on the size		e is potentially suitable ployment use	
Suitability Criteria:				Suitability Ra		Yellow	
Proximity to Employment A	reas N/A			Juitubility ita		10.1044	
Impact on Retail Areas	N/A						
Proximity to the Workplace							
Public Transport	5	Site is within 400m wa	alking dista	nce of one or more	services		
PROW and Cycling Connecti		Site is within 100m wa				network	
Vehicle Access	5	A route exists enabling					
Strategic Road Access	4	Site has direct access				·k	
Designated Heritage Assets	0	Site contains one or m	nore design	ated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-de	esignated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any	y assets of archaeo	logical intere	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co			ding Area. S	ite is not within a	
Defined Open Space	3	3 Site partially lies within an area defined as Open Space, an existing/proposed C Park or 'Other' Green Space					
Green Belt & Green Wedge	5	Site does not lie within		opolitan Green Bel	t or Green W	/edge	
Land Classification	0					lassification/s: Grade 1,	
Protected Natural Features	0	Site partially or wholly	/ comprises	s of one or more pr	otected nati	ural features	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a o	designated AQMA			
Ground Condition Constrain		Ground treatment is n	not expecte	d to be required			
Neighbouring Constraints	N/A						
Proximity to Key Services	N/A						
Community Facilities	5	Development would n existing/proposed sch recreation facility					
Comments on Suitability	Buildin	e of DSB. In range of bus g within site. Natural Gr 987/026.					
Availability Criteria:				Availability R	ating:	Green	
Land Ownership	5	Held by developer/wil	lling owner	/public sector			
Land Condition	2	Established multiple u	ises				
Legal Constraints	5	Site does not face any	known leg	al issues			
Planning Permission or Allocation	N/A						
Comments on Availability	Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely	viable	•		•	
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference: 3	17SLAA28	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land East O	f Runwell Chase, Runw	vell, Wickford				
Parish:	Runwell		Total Score:	92			
Developable Site Area	37.49		Reason for	Gas pipe	and Buffer (0.5ha)		
(ha):			discounted areas:	, , ,			
Potential Yield:	459		Typology:	27			
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme				
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5		lking distance of an employm	ent allocatio	n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect		Site is not connected	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacen	t to the site			
Strategic Road Access	5	Site has direct access	to or is adjacent to the strate	gic road net	work		
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage A		Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open Sp 1 Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the si Wedge	ite (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0 Site is predominantly Greenfield and primarily within the land classifi Grade 2 or Grade 3			classification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	0		m walking distance of one or nam Ferrers Town Centre	more service	s and the City		
Community Facilities	3		put additional strain on but no hool/healthcare facility/place				
Comments on Suitability	TPO		s stops. 1.726ha protected ur 3.Priority 4 contaminated land				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector	<del>_</del>			
Land Condition	4	Established single use	2				
Legal Constraints	5	Site does not face any known legal issues					
Planning Permission or Allocation	N/A	1					
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Timescale for Deliverability							

SHELAA Reference:	17SLA	129	RAG Rating:	Amber	3	0 May 2023
Site Address:	Bilton R	load, C	helmsford, CM1 2UP			
Parish:	Chelms	ford		Total Score:	97	
Developable Site Area	3.27			Reason for	Electricity	substation (0.002ha)
(ha):				discounted areas:		
Potential Yield:	293			Typology:	11	
Proposed Use:	Resider	ntial		Comments on the size		
				of site:		
Suitability Criteria:				Suitability Ra	ating:	Amber
Proximity to Employment A	Areas	0	Site is wholly/partially	located within an existing/p	roposed emp	oloyment allocation
Impact on Retail Areas		5	•	t result in the loss of establis	•	
			•	e, South Woodham Ferrers T	own Centre	or any designated
5 · · · · · · · · · · · · · · · · · · ·		Neighbourhood Centres				
Proximity to the Workplace		5 Site is within 2km walking distance of an employment allocation 5 Site is within 400m walking distance of one or more services				1
Public Transport		5				naturark
PROW and Cycling Connect		5		alking distance to either a PR	-	HELWORK
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site	
Strategic Road Access		N/A	Ch. d.	and distance of the second		
Designated Heritage Assets		5		any designated heritage asse		
Non-Designated Heritage A		5		any non-designated heritage		
Archaeological Assets		5		contain any assets of archaed		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a
Defined Open Space		5		n an area defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	:	5		n the Metropolitan Green Be	lt or Green W	Vedge
Land Classification		5 Site is predominantly Previously Developed La				
Protected Natural Features	;	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone 1		
Air Quality Management Ar	reas	5		m from a designated AQMA		
Ground Condition Constrain		3	Ground treatment is e	expected to be required on pa	art of the site	2
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	I for mitigation	on
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	ity Centre/South
Community Facilities		3	·	out additional strain on but no ool/healthcare facility/place		
Comments on Suitability		trees o	•	bus stops. The site is accessender TPO/2002/067.Priority		
Availability Criteria:				Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	lling owner/public sector		1
Land Condition		2	Established multiple u			
Legal Constraints		5	Site does not face any	known legal issues		
Planning Permission or		N/A	·			
Allocation		Cita 1 :	fau atha			
Comments on Availability		Site in	use for other purposes.	A .1.1 1.111.	D	
Achievability Criteria:				Achievability	Rating:	Amber
Viability		0	Development is likely	unviable		
Timescale for Deliverability		4	Over 5 years			
Comments on Achievability	1					

<b>SHELAA Reference: 17SLAA</b>			RAG Rating:	Amb	er	3	0 May 2023
Site Address:	Land Nor		f Communication Stat	ion At E	Bushy Hill, Edwins I	Hall Road, V	Woodham Ferrers,
Parish:	South Wo	oodh	am Ferrers	Total	Score:	106	
Developable Site Area	36.74			Reasc	n for		
(ha):				disco	unted areas:		
Potential Yield:	450			Typol	ogy:	27	
Proposed Use:	Resident	ial			nents on the size		
•			of site:				
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	ximity to Employment Areas 5			existing/p	proposed employme	nt allocation	
Impact on Retail Areas	5	,	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•	
Proximity to the Workplace	5	,	Site is within 2km wal	king dist	ance of an employme	ent allocation	n
Public Transport	0	)	Site is in excess of 400				
PROW and Cycling Connect			Site is within 100m wa				network
Vehicle Access	5	,	A route exists enabling	g vehicle	access into/adjacent	t to the site	
Strategic Road Access	N	I/A					
Designated Heritage Assets	5 5	,	Site does not contain	any desi	gnated heritage asset	ts	
Non-Designated Heritage A	ssets 3	3	Site is adjacent to one				
Archaeological Assets	5	i .	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrai	nts 5	,	Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area		
Defined Open Space	5	j	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	2 5	,	Site does not lie within				
Land Classification	0	)	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land c	classification/s: Grade 1,
Protected Natural Features	3	}	Site does not compris- designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national
Flood Risk Constraints	5	,	Site is wholly within F	lood Zon	e 1		
Air Quality Management A	reas 5	,	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts 5	,	Ground treatment is not expected to be required				
Neighbouring Constraints	5	,	Site has no neighbour	ing const	raints		
Proximity to Key Services	3	}	Site is within 2km wal Woodham Ferrers Tov	_		nd/or the Cit	ry Centre/South
Community Facilities	3		Development would p existing/proposed sch recreation facility				
Comments on Suitability	0	outsid	e of DSB. Vehicular acce	ss is avai	lable via Edwin's Hal	Road. Adjac	cent to a Protected Lane
Availability Criteria:					Availability R	ating:	Green
Land Ownership	5	,	Held by developer/wi	lling own	er/public sector	-	
Land Condition	5	,	Vacant land & building	gs			
Legal Constraints	5		Site does not face any	known l	egal issues		
Planning Permission or Allocation	N	I/A					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Yellow
Viability	5		Development is likely	viable	Actinevability		CHOW
Timescale for Deliverability			Over 5 years	·IGDIC			
Comments on Achievability		•	Over 3 years				
comments on Acmevability							

SHELAA Reference:	17SLAA31	RAG Rating:	Amber	3	0 May 2023
Site Address:	Land South	East Of Fortune Cottag	e, School Lane, Great Leig	hs, Chelmsf	ford, Essex
Parish:	Great Leigh	S	Total Score:	108	
Developable Site Area	0.35		Reason for		
(ha):			discounted areas:		
Potential Yield:	11		Typology:	17	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5		existing/proposed employme		
Impact on Retail Areas	5		ot result in the loss of establis	•	
			re, South Woodham Ferrers 1	Town Centre	or any designated
Dravimity to the Westerland	. 5	Neighbourhood Centi	res Iking distance of an employm	ont allocatio	n
Proximity to the Workplace	0		Om walking distance from all		· · · · · · · · · · · · · · · · · · ·
Public Transport					network
			Hetwork		
Vehicle Access Strategic Road Access	N/A		ig verifice access into/adjacen	it to the site	
Designated Heritage Assets			e or more designated heritage	e accets	
Non-Designated Heritage A			any non-designated heritage		
Archaeological Assets	5		, ,		ect
Minerals & Waste Constrain		Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a			
Waste constrain	113	Minerals or Waste Co		ir airig / ir ca. c	once is not within a
Defined Open Space	5	Site does not lie withi	in an area defined as Open Sp	ace, an exist	ting/proposed Country
		Park or 'Other' Green			
Green Belt & Green Wedge	5		in the Metropolitan Green Be		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features	5		Om of any locally designated   y international/national desig		
Flood Risk Constraints	5	Site is wholly within F		<u>'</u>	
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA		
Ground Condition Constrain	nts 5	Ground treatment is i	not expected to be required		
Neighbouring Constraints	5	Site has no neighbour	ring constraints		
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	es and the City
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place		
Comments on Suitability	Out	side of DSB. Private vehicle	e and pedestrian access to sit	e. Adjacent t	o Grade 2 listed building.
Availability Criteria:			Availability F	Rating:	Green
Land Ownership	5	Held by developer/wi	illing owner/public sector		
Land Condition	5	Vacant land & buildin			
Legal Constraints	5	Site does not face any	y known legal issues		
Planning Permission or	N/A				
Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>			Achievability	/ Rating:	Green
Viability	5	Development is likely	viable		
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

SHELAA Reference:	17SLAA32	RAG Rating:	Amber	3	0 May 2023
Site Address:	Unit 1 The Ap	plestore, Chantry Far	m, Chantry Lane, Borehan	n, Chelmsfo	rd, CM3 3AN
Parish:	Boreham		Total Score:	97	
Developable Site Area	1.73		Reason for		
(ha):			discounted areas:		
Potential Yield:	39		Typology:	3	
Proposed Use:	Residential		Comments on the size of site:		
Suitability Criteria:			Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation	
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocation	ı
Public Transport	0	Site is in excess of 400	m walking distance from all	services	
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts	
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets	
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est
Minerals & Waste Constrain	nts 0	Consultation Area who	Illy within an identified Mine ere safeguarded infrastructu Id not have ceased prior to tl	re is permane	ent in nature or where the
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	5		n the Metropolitan Green Be		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature		
Flood Risk Constraints	5	Site is wholly within F	ood Zone 1		
Air Quality Management Ar	reas 5	Site is in excess of 500	m from a designated AQMA		
<b>Ground Condition Constrain</b>	nts 5	Ground treatment is r	not expected to be required		
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	I for mitigation	on
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	y Centre/South
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no ool/healthcare facility/place		
Comments on Suitability	Outsid	e of DSB. Current access	is via Chantry Lane.		
Availability Criteria:			Availability F	Rating:	Green
Land Ownership	5		ling owner/public sector		
Land Condition	3	Low intensity land use			
Legal Constraints	5	Site does not face any	known legal issues		
Planning Permission or Allocation	N/A				
Comments on Availability	Site in	use for other purposes.			
Achievability Criteria:			Achievability	Rating:	Green
Viability	5	Development is likely			ı
Timescale for Deliverability		Up to 5 years			
Comments on Achievability					

Site Address:   Land North East Of Pemberton Lodge, 61 Brook End Road North, Springfield, Chelmsford, Essex   Parish:   Springfield   Total Score:   110	SHELAA Reference:	18SLAA1	RAG Rating:	Gree	en	30	0 May 2023
Parish: Springfield Total Score: 110  Developable Site Area (ha): Reason for Gas pipe and Buffer (0.02ha' (ha): Potential Yield: 19 Typology: 4  Proposed Use: Residential Comments on the size of site: Of site:	Site Address:	Land North	East Of Pemberton Lod	lge, 61 B	rook End Road No	orth, Springf	field, Chelmsford,
Developable Site Area (ha):   19							
Potential Yield: 19						_	
Proposed Use:   Residential   Comments on the size of site:	•	0.87				Gas pipe a	and Buffer (0.02ha)
Proposed Use:	•						
Suitability Criteria:   Suitability Rating:   Green						4	
Suitability Criteria:   Suitability Rating:   Green	Proposed Use:	Residential					
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Impact on Retail Areas   5   Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Site is within Allom walking distance of an employment allocation   Public Transport   5   Site is within Allom walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   N/A   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   N/A   Designated Heritage Assets   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Site is ont contain any non-designated heritage assets   Site is not thought to contain any assets of archaeological interest   Site is such as the does not contain any any assets of archaeological interest   Site is such assets   Site is not thought to contain any assets of archaeological interest   Site is such assets   Site is within a Minerals Safeguarding Area. Site is not within a Minerals & Waste Constraints   Site parallaly lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   On the majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt & Green Wedge   On the majority of the site (90% or more) lies within the land classification/s: Grade   Site is predominantly Greenfield and primarily within the land classification/s: Grade   Site is predominantly Greenfield and primarily within the land classification   Site is predominantly Greenfield and primarily within the land classification   Site is wholly or partially lies for one of the proposed Country of the site is predominantly Greenfield a	Suitability Critoria			OT SILE		ting	Groon
Impact on Retail Areas	•		Cita is autoida of any	ovistina/s	•		Green
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  Proximity to the Workplace  S Site is within 2km walking distance of an employment allocation  Public Transport  S Site is within 400m walking distance of one or more services  PROW and Cycling Connectivity  S Site is within 400m walking distance of either a PROW or cycle network  Vehicle Access  N/A  Designated Grade Access  N/A  Designated Heritage Assets  S Site does not contain any designated heritage assets  Non-Designated Heritage Assets  S Site does not contain any one-designated heritage assets  Archaeological Assets  S Site does not contain any non-designated heritage assets  Minerals & Waste Constraints  S Site does not contain any non-designated heritage assets  Minerals & Waste Constraints  S Site does not contain any non-designated heritage assets  Minerals & Waste Constraints  S Site does not contain any assets of archaeological interest  Minerals & Waste Constraints  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a location designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an internation							ad consisses within
Public Transport  PROW and Cycling Connectivity  Site is within 400m walking distance of one or more services  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  N/A  Designated Access  N/A  Designated Heritage Assets  Site does not contain any designated heritage assets  Non-Designated Heritage Assets  Site is not thought to contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any any assets of archaeological interest  Befined Open Space  Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Office Interest Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Grawdege  Land Classification  Office Site is predominantly Greenfield and primarily within the land classification/s: Grade 3  Site does not comprise of any protected natural features but is within 100m of a loc designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is within 300m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Availability Criteria:  Availability Criteria:  Availability Criteria:  Availability Rating:  Green  Allocation  N/A  Allocation	impact on Retail Areas	5	Chelmsford City Centr	re, South		•	
Public Transport  Site is within 400m walking distance of one or more services  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  N/A  Designated Heritage Assets  N/A  Designated Heritage Assets  Site does not contain any designated heritage assets  Non-Designated Heritage Assets  Archaeological Assets  Site is not thought to contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any any assets of archaeological interest  Minerals & Waste Constraints  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Growedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 3  Site does not comprise of any protected natural features but is within 100m of a loc designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  4 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Land Ownership  Site lobes not face any known legal issues  Planning Permission or  Allocation  N/A	Proximity to the Workplace	5			ance of an employm	ent allocation	า
Vehicle Access   5	, ,		Site is within 400m w	alking dis	tance of one or mor	e services	
Vehicle Access	•	ivity 5	Site is within 100m w	alking dis	tance to either a PR	OW or cycle i	network
Designated Heritage Assets   5   Site does not contain any designated heritage assets			A route exists enablin	g vehicle	access into/adjacen	t to the site	
Non-Designated Heritage Assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals of Waste Consultation Area  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Space  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100m of a loci designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  4 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in F22. Adjacent to sewage works.  Availability Criteria:  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  N/A	Strategic Road Access	N/A					
Archaeological Assets  5	Designated Heritage Assets	5	Site does not contain	any desig	gnated heritage asse	ts	
Minerals & Waste Constraints  Defined Open Space  3 Site partially lies within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural featu	Non-Designated Heritage A	ssets 5	Site does not contain	any non-	designated heritage	assets	
Minerals or Waste Consultation Area  Defined Open Space  3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt & Green	Archaeological Assets	5	Site is not thought to	contain a	iny assets of archaed	ological intere	est
Park or 'Other' Green Space	Minerals & Waste Constrain	nts 5			•	rding Area. S	ite is not within a
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locid designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  4 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  Foximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works.  Availability Criteria:  Land Community  Availability Rating:  Green  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation	Defined Open Space	3			a defined as Open Sp	ace, an exist	ing/proposed Country
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  4 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas  5 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas  5 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation	Green Belt & Green Wedge	0		te (90% c	r more) lies within t	he Metropoli	tan Green Belt or Green
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  4 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation	Land Classification	0		Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,
Flood Risk Constraints  Air Quality Management Areas  5 Site is nexcess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  N/A	Protected Natural Features	3	designated protected	natural f	eature or within 500		•
Size as no neighbouring Constraints   5   Size has no neighbouring constraints   5   Size has no neighbouring constraints   5   Size is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre   5   Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility   Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works.   Availability Criteria:	Flood Risk Constraints	4				the remaind	er in Flood Zone 1
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas 5	Site is in excess of 500	m from	a designated AQMA		
Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works.  Availability Criteria:  Land Ownership  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  N/A	Ground Condition Constrain	nts 5	Ground treatment is r	not exped	ted to be required		
Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  N/A	Neighbouring Constraints	5	Site has no neighbour	ing const	raints		
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  N/A	Proximity to Key Services	5	Woodham Ferrers To	wn Centr	e		
Adjacent to sewage works.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Adjacent to sewage works.  Availability Rating:  Green  Availability Rating:  Vacant land & buildings  Site does not face any known legal issues  N/A	Community Facilities	5	existing/proposed sch				
Availability Criteria:  Land Ownership  Land Condition  S  Vacant land & buildings  Legal Constraints  Planning Permission or Allocation  Availability Rating:  Free  Green  Availability Rating:  Site developer/willing owner/public sector  S  Vacant land & buildings  Site does not face any known legal issues  N/A	Comments on Suitability		_	f bus stop	os. Amenity Green Sp	oace. Small p	art of site in FZ2.
Land Ownership     5     Held by developer/willing owner/public sector       Land Condition     5     Vacant land & buildings       Legal Constraints     5     Site does not face any known legal issues       Planning Permission or Allocation     N/A	Availability Criteria:	Aujo	some to serrage works.		Availability R	Rating:	Green
Legal Constraints  Legal Constraints  5 Vacant land & buildings  5 Site does not face any known legal issues  Planning Permission or Allocation  N/A		5	Held by developer/wi	lling own		Ū.	ı
Legal Constraints     5     Site does not face any known legal issues       Planning Permission or Allocation     N/A					*		
Planning Permission or N/A Allocation					egal issues		
Allocation							
Comments on Availability							
Commence on Availability	Comments on Availability						
Achievability Criteria: Achievability Rating: Green	Achievability Criteria:				Achievability	Rating:	Green
Viability 5 Development is likely viable	•	5	Development is likely	viable	•		
Timescale for Deliverability 5 Up to 5 years		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference: 1	18SLAA3	RAG Rating:	Amber	3	0 May 2023
Site Address:	Pondside	Nursery And Yard, Chat	ham Green, Little Walt	tham, Chelmsfor	d, Essex, CM3 3LE
Parish:	Little Wal	tham	Total Score:	113	
Developable Site Area	0.32		Reason for		
(ha):			discounted areas:		
Potential Yield:	14		Typology:	20	
Proposed Use:	Residentia	al	Comments on the	size	
			of site:		
Suitability Criteria:			Suitabilit	ty Rating:	Amber
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed empl	oyment allocation	
Impact on Retail Areas	5	•	not result in the loss of es	•	
		•	tre, South Woodham Fer	rrers Town Centre	or any designated
5		Neighbourhood Cen			_
Proximity to the Workplace			alking distance of an emp		<u> </u>
Public Transport	5		walking distance of one o		
PROW and Cycling Connecti			walking distance to either		HELWOLK
Vehicle Access	5		ing vehicle access into/ac	ajacent to the site	
Strategic Road Access	N,				
Designated Heritage Assets	5		n any designated heritage		
Non-Designated Heritage A			n any non-designated he		
Archaeological Assets	5		o contain any assets of ar		
Minerals & Waste Constrain	nts 5	Less than 5ha of a si Minerals or Waste C	te is within a Minerals Sa Consultation Area	feguarding Area. S	ite is not within a
Defined Open Space	5	Site does not lie with Park or 'Other' Gree	nin an area defined as Op n Space	oen Space, an exist	ing/proposed Country
Green Belt & Green Wedge	5		nin the Metropolitan Gre	en Belt or Green V	Vedge
Land Classification	5	Site is predominantl	y Previously Developed L	and	
Protected Natural Features	5		00m of any locally design		
Flood Risk Constraints	5	Site is wholly within		acsignated protec	cica natural reatures
Air Quality Management Ar			00m from a designated A	OMA	
Ground Condition Constrain			not expected to be requ		
Neighbouring Constraints	0		g constraints with no po		on
Proximity to Key Services	0		km walking distance of o		
Troximity to key services	ľ		ham Ferrers Town Centre		
Community Facilities	5	•	not result in the loss of	•	
			chool/healthcare facility/	place of worship/s	ports, leisure, or
Commonto or Culti-1:112		recreation facility	us stone Dart of site day	mod DDI as sar 17	/00E30/CLEUD 9
Comments on Suitability		utside of DSB. In range of b !/01735/CLEUD. Adjacent t		med PDL as per 17	/00539/CLEOD &
Availability Criteria:	•			ity Rating:	Green
Land Ownership	5	Held by developer/v	villing owner/public sector		
Land Condition	3	Low intensity land u	•		
Legal Constraints	5		ny known legal issues		
Planning Permission or	N,		<u>.                                     </u>		
Allocation					
Comments on Availability	Sit	te currently in use for other	r purposes.		
Achievability Criteria:			Achievak	oility Rating:	Green
Viability	5	Development is likel	y viable		
	5	Up to 5 years			
Timescale for Deliverability					

Site Address:   Land North Of Elm Green Lane, Danbury, Chelmsford, Essex   Danbury   Total Score:   110	SHELAA Reference:	18SLA	A4	RAG Rating:	Green	3	0 May 2023
Developable Site Area (fta):    Proposed Use:	Site Address:	Land N	Iorth O	Elm Green Lane, Dar	nbury, Chelmsford, Essex		
Comments on the size   Comments on the size	Parish:	Danbu	ry		Total Score:	110	
Potential Yield:   Proposed Use:   Residential   Comments on the size of state:   Suitability Criteria:   Suitability Rating:   Green	Developable Site Area	13.98			Reason for		
Proposed Use:	-				discounted areas:		
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Green	Potential Yield:	240			Typology:	1	
Suitability Criteria:   Suitability Rating:   Green	Proposed Use:	Reside	ntial		Comments on the size		
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Chemisford City Centre, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Neighbourhood Centres   Site is with Canada   Site is within a Mineral   Site is within a Mineral   Site is within a Mineral   Site is within a manada   Site is within a manada   Site is within a manada   Site is within a manada   Site is within a manada   Site is within a manada   Site is within a manada   Site is within a manada   Site is manada   Site is manada   Site is within a manada   Site is mana					of site:		
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ating:	Green
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace   5	Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation	
Neighbourhood Centres	Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within
Proximity to the Workplace   5   Site is within 2km walking distance of an employment allocation   Public Transport   5   Site is within 2km walking distance of one or more services				· ·		own Centre	or any designated
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Strategic Road Access N/A Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage assets Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Minerals & Waste Constraints Site is not within a Minerals Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a mineral Safeguarding Area. Site is not within a Mineral Safeguar							
PROW and Cycling Connectivity Vehicle Access S	'	)					1
Vehicle Access	•						
Strategic Road Access   N/A     Site is adjacent to one or more designated Heritage Assets   3   Site is adjacent to one or more non-designated heritage assets   Non-Designated Heritage Assets   3   Site is adjacent to one or more non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Defined Open Space   5   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Site is seed so not lie within the Metropolitan Green Belt or Green Wedge   Site is predominantly Greenfield and primarily within the agricultural land classification   Site is predominantly Greenfield and primarily within the agricultural land classification   Site is predominantly Greenfield and primarily within the agricultural land classification   Site is wholly within Flood Zone 1   Site is in excess of Soom from a designated AQMA   Ground Condition Constraints   Site is wholly within Flood Zone 1   Ground treatment is not expected to be required   Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre   Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre   Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre   Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre   Site is within a Mineral Site of Site In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes W		ivity					network
Designated Heritage Assets   3   Site is adjacent to one or more designated heritage assets			_	A route exists enabling	g vehicle access into/adjacen	t to the site	
Non-Designated Heritage Assets   3   Site is adjacent to one or more non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals Open Space, an existing/proposed Country Park or Other Green Park Other Other Park or Other Other Other Park or Other Ot	-						
Archaeological Assets    Site is not thought to contain any assets of archaeological interest	Designated Heritage Assets	i		-			
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  0 Site partially or wholly comprises of one or more protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Neighbouring Constraints  5 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSs. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI.  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  5 Development is likely viable  Timescale for Deliverability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Non-Designated Heritage A	ssets	3	-			
Defined Open Space    Site does not lie within a rarea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Green Belt & Green Wedge	Archaeological Assets			Site is not thought to	contain any assets of archaed	ological intere	est
Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Outside of DSB. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI.  Availability Criteria: Availability Rating: Green  Land Condition 5 Held by developer/willing owner/public sector  Land Condition 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability 5 Development is likely viable  Timescale for Deliverability 5 Development is likely viable	Minerals & Waste Constrain	nts	5		•	rding Area. S	ite is not within a
Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 3 Site is within Zkm walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Criteria: Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Comments on Availability Criteria: Achievability Site of Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Defined Open Space		5			ace, an exist	ing/proposed Country
Classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   Protected Natural Features   O   Site partially or wholly comprises of one or more protected natural features   Flood Risk Constraints   S   Site is wholly within Flood Zone 1	Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge
Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI.  Availability Criteria:  Availability Criteria:  Availability Rating:  Green  Ind Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Si Development is likely viable	Land Classification		3		•	_	
Air Quality Management Areas  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI.  Availability Criteria:  Availability Rating:  Green  Land Ownership  Legal Constraints  Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Green	Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features
Ground Condition Constraints   5   Ground treatment is not expected to be required	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1		
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA		
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI.  Availability Criteria:  Land Ownership  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Jevelopment is likely viable  Timescale for Deliverability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	ot expected to be required		
Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI.  Availability Criteria:  Land Ownership  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbour	ing constraints		
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		3			nd/or the Cit	y Centre/South
Adjacent to a Protected Lane. 0.202ha protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI.  Availability Criteria:  Land Ownership  Land Condition  S  Vacant land & buildings  Legal Constraints  S  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  S  Development is likely viable  Timescale for Deliverability  Availability Rating:  Availability Rating:  Arailability Rating:  Arailability Rating:  Green  Achievability Rating:  S  Development is likely viable  Timescale for Deliverability  S  Development is likely viable	Community Facilities		3	existing/proposed sch			
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  Availability Rating:  N/A  Held by developer/willing owner/public sector  Vacant land & buildings  Site does not face any known legal issues  N/A  Achievability Rating:  Green  Achievability Rating:  Up to 5 years	Comments on Suitability		Adjace	nt to a Protected Lane. (	0.202ha protected under TPC	-	
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:		aujace	The to Blanes Wood and E		Rating:	Green
Legal Constraints  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Vacant land & buildings  Site does not face any known legal issues  N/A  Achievability Rating: Green  S Development is likely viable  Timescale for Deliverability  5 Up to 5 years			5	Held by developer/wil			1
Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years							
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years							
Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years				1	<u> </u>		
Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable Timescale for Deliverability  5 Up to 5 years	=		,,,				
Achievability Criteria:     Achievability Rating:     Green       Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years							
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years					Achievability	Rating:	Green
Timescale for Deliverability 5 Up to 5 years	Viability		5	Development is likely			•
				Up to 5 years			
	Comments on Achievability			•			

SHELAA Reference:	18SLA	A5	RAG Rating:	Red	3	0 May 2023
Site Address:	Gay Bo	wers F	arm, Bakers Lane, We	st Hanningfield, Chelmsf	ord, Essex, (	CM2 8LD
Parish:	West H	Hanning	field	Total Score:	96	
Developable Site Area	5.8			Reason for		
(ha):				discounted areas:		
Potential Yield:	99		Typology: 2			
Proposed Use:	Reside	ntial	Comments on the size			
				of site:		
Suitability Criteria:				Suitability R	ating:	Red
Proximity to Employment A	reas	5		existing/proposed employme		
Impact on Retail Areas		5	· ·	t result in the loss of establis	•	
			-	e, South Woodham Ferrers	Town Centre	or any designated
Proximity to the Workplace	,	5	Neighbourhood Centr	es king distance of an employm	nent allocation	n
Public Transport	-	5		alking distance of one or mo		·· <u> </u>
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network
Vehicle Access	ivicy	5		g vehicle access into/adjacer		
Strategic Road Access		N/A		,		
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ets	
Non-Designated Heritage A		5		any non-designated heritage		
Archaeological Assets	5		contain any assets of archae		est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	is within a Minerals Safegua		
Defined Ones Cores		5	Minerals or Waste Co	nsultation Area n an area defined as Open S <sub>l</sub>	aaca an avist	ing/proposed Country
Defined Open Space		5	Park or 'Other' Green	Space		
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within	the Metropol	itan Green Belt or Green
Land Classification		0	Site is predominantly	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,
Protected Natural Features		0	Grade 2 or Grade 3 Site partially or wholly	comprises of one or more p	protected nat	ural features
Flood Risk Constraints	'	5	Site is wholly within Fl			ara reata es
Air Quality Management Ar	reas	5		m from a designated AQMA	<u> </u>	
Ground Condition Constrain		5		ot expected to be required		
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	al for mitigation	on
Proximity to Key Services		0	Site is in excess of 2kn	n walking distance of one or	more service	s and the City
			· · · · · · · · · · · · · · · · · · ·	am Ferrers Town Centre		
Community Facilities		3		ut additional strain on but n		
			recreation facility	ool/healthcare facility/place	or worsnip/s	sports, leisure, or
Comments on Suitability		Outsid		stops. 0.192ha protected u	nder TPO/200	06/044: 0.042ha Ancient
comments on suitability		Woodl				
Availability Criteria:				Availability I	Rating:	Green
Land Ownership		5	Held by developer/wil	ling owner/public sector		
Land Condition		3	Low intensity land use	es		
Legal Constraints		5	Site does not face any	known legal issues		
Planning Permission or		N/A				
Allocation						
Comments on Availability		Site cu	rrently in use for other p	ourposes.		
<b>Achievability Criteria:</b>				Achievability	Rating:	Green
Viability		5	Development is likely			
Timescale for Deliverability		5	Up to 5 years			
Comments on Achievability	,					

SHELAA Reference:	18SLAA6	RAG Rating:	Red	3	0 May 2023	
Site Address:	Poolman Ltd	, Bakers Lane, West Ha	anningfield, Chelmsford, E	ssex, CM2 8	BLD	
Parish:	West Hannin	gfield	Total Score:	101		
Developable Site Area	0.2		Reason for			
(ha):			discounted areas:			
Potential Yield:	6		Typology:	18		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Red	
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employme	ent allocation		
Impact on Retail Areas	5	•	ot result in the loss of establis	•		
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers 1 res	Town Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocation	n	
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle i	network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est	
Minerals & Waste Constrai	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	9 0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropoli	itan Green Belt or Green	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management A	reas 5	Site is in excess of 500	Om from a designated AQMA			
<b>Ground Condition Constrai</b>	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigation	on	
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place			
Comments on Suitability	Outsi	de of DSB. In range of bu	s stops.			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector		1	
Land Condition	3	Low intensity land use				
Legal Constraints	5	Site does not face any				
Planning Permission or	N/A	,	<u> </u>			
Allocation	,,,					
Comments on Availability	Site c	urrently in use for other p	purposes.			
Achievability Criteria:			Achievability	/ Rating:	Green	
Viability	5	Development is likely			1	
Timescale for Deliverability		Up to 5 years				
Comments on Achievability		1				

Parish: Broo Developable Site Area (4.39 (ha): 75	lential 5	r Of Quilp Drive, Chelr	Total Score:  Reason for discounted areas:  Typology:  Comments on the size of site:  Suitability Ra	2	
Developable Site Area (ha):  Potential Yield: 75  Proposed Use: Resid  Suitability Criteria:  Proximity to Employment Areas	lential 5	Site is outside of any e	Reason for discounted areas: Typology: Comments on the size of site:	2	
(ha):  Potential Yield:  Proposed Use:  Resid  Suitability Criteria:  Proximity to Employment Areas	5	Site is outside of any e	discounted areas: Typology: Comments on the size of site:		
Potential Yield: 75 Proposed Use: Resid  Suitability Criteria: Proximity to Employment Areas	5	Site is outside of any e	Typology: Comments on the size of site:		
Proposed Use: Reside Suitability Criteria: Proximity to Employment Areas	5	Site is outside of any e	Comments on the size of site:		
Suitability Criteria: Proximity to Employment Areas	5	Site is outside of any e	of site:		
Proximity to Employment Areas		Site is outside of any e	Suitability Ra		
		Site is outside of any e	Juicability Ita	ating:	Green
Impact on Retail Areas	5	one is outside or any e	existing/proposed employme	nt allocation	
		Chelmsford City Centre Neighbourhood Centre		own Centre	or any designated
Proximity to the Workplace	5		king distance of an employm		n
Public Transport	5		lking distance of one or mor		
PROW and Cycling Connectivity	5		alking distance to either a PR	-	network
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	5		any designated heritage asse		
Non-Designated Heritage Assets	5		any non-designated heritage		
Archaeological Assets	5		contain any assets of archaed		
Minerals & Waste Constraints	5	Minerals or Waste Cor			
Defined Open Space	5	Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green W	Vedge
Land Classification	3	Site is predominantly	Greenfield and primarily with 4, Grade 5, non-agricultural	nin the agricu	ıltural land
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m o designated protected natural feature or within 500m of an international/national designated protected natural feature				within 100m of a locally	
Flood Risk Constraints	5	Site is wholly within Fl	ood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500	m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is n	ot expected to be required		
Neighbouring Constraints	5	Site has no neighbouri	ing constraints		
Proximity to Key Services	3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	y Centre/South
Community Facilities	3		ut additional strain on but no ool/healthcare facility/place		
Comments on Suitability	Adjace south		ge of bus stops. Access via tra	ack adjoining	estate. TPO/2003/004 to
Availability Criteria:			Availability R	Rating:	Green
Land Ownership	5	Held by developer/wil	ling owner/public sector		•
Land Condition	5	Vacant land & building	gs		
Legal Constraints	5	Site does not face any	known legal issues		
Planning Permission or Allocation	N/A				
Comments on Availability					
Achievability Criteria:			Achievability	Rating:	Green
Viability	5	Development is likely	•		1
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

SHELAA Reference:	18SLAA8	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Land North	of Oat Leys, Broomfield	d, Chelmsford				
Parish:	Broomfield		Total Score:	114			
Developable Site Area	1.92		Reason for				
(ha):			discounted areas:				
Potential Yield:	43		Typology:	3			
Proposed Use:	Residentia		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Green		
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	· ·	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocation	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	nt to the site			
Strategic Road Access	N/A	4					
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	_	contain any assets of archaed				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	3		Greenfield and primarily witled to the control of t	•			
Protected Natural Features	3	•	e of any protected natural fe natural feature or within 500 natural feature		•		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
<b>Ground Condition Constrain</b>	nts 3	Ground treatment is e	expected to be required on p	art of the site	9		
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all services a wn Centre	nd/or the Cit	ry Centre/South		
Community Facilities	3		out additional strain on but no nool/healthcare facility/place				
Comments on Suitability	_	acent to Urban Area. In ran Itaminated land within site:	ge of bus stops. Access via Pa SOPC000600.	atching Hall L	ane. Priority 4		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & building	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A	4					
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Yellow		
Viability	5	Development is likely	viable	-	•		
Timescale for Deliverability	4	Over 5 years					
Comments on Achievability							

SHELAA Reference:	18SLA	۱9	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land So	uth Of	Mashbury Road, Chi	gnal, Chelmsford, Essex			
Parish:	Chignal		-	Total Score:	107		
Developable Site Area	4.67			Reason for			
(ha):				discounted areas:			
Potential Yield:	80			Typology:	2		
Proposed Use:	Residen	itial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability F	Rating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employm	ent allocation		
Impact on Retail Areas		5	•	t result in the loss of establ	•		
			· ·	e, South Woodham Ferrers	Town Centre	or any designated	
Dravimity to the Workplace		5	Neighbourhood Centre	es king distance of an employi	mont allocatio	n	
Proximity to the Workplace		<u> </u>		m walking distance from al		II .	
Public Transport PROW and Cycling Connect		5		alking distance to either a P		network	
Vehicle Access		<u>5</u> 5		g vehicle access into/adjace		TICCOTO IN	
			A TOUCE CAISES CHADIIII	5 vernere access into/adjace	and to the site		
Designated Heritage Assets		N/A 5	Site does not contain:	any designated heritage ass	ets		
Non-Designated Heritage A		5		any non-designated heritage			
Archaeological Assets		<u>5</u> 5		·		est	
Minerals & Waste Constrain		<u>5</u> 5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierais & Waste Collstian	11.5	J	Minerals or Waste Co		iai airig Ai ca. c	ite is not within a	
Defined Open Space		5		n an area defined as Open S	Space, an exist	ing/proposed Country	
Croop Dolt & Croop Wodge		г	Park or 'Other' Green	Space n the Metropolitan Green B	olt or Groon V	Vodgo	
Green Belt & Green Wedge		5 0		Greenfield and primarily wi			
Land Classification		0	Grade 2 or Grade 3	oreenneid and primarily wi	tilli tile lalid t	classification/s. Grade 1,	
Protected Natural Features		5		m of any locally designated international/national des			
Flood Risk Constraints		2		area is within Flood Zone 3	ignated protes	stea natural reatures	
Air Quality Management Ar		5		m from a designated AQM.	A		
Ground Condition Constrain		5		ot expected to be required			
Neighbouring Constraints		5	Site has no neighbouri				
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre Woodham Ferrers Town Centre		ty Centre/South					
Community Facilities		3		ut additional strain on but	not result in th	ne loss of on an	
				ool/healthcare facility/plac	e of worship/s	sports, leisure, or	
0 . 0 . 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 .		0.1.1.1	recreation facility				
Comments on Suitability		Outside	e of DSB.	1		Γ_	
Availability Criteria:				Availability	Rating:	Green	
Land Ownership		5	· ·	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A					
Allocation  Comments on Availability		Promo	ted by both parties. Enti	re site not within promotei	rs control.		
Achievability Criteria:				Achievabilit		Yellow	
Viability		5	Development is likely		,		
Timescale for Deliverability		<u> </u>	Over 5 years				
Comments on Achievability		~					
Comments on Achievability							

SHELAA Reference:	18SLAA11	RAG Rating:	Gree	en	3	0 May 2023
Site Address:	Land South V	Vest Of Broomfield Pla	ice, Mai	n Road, Broomfiel	d, Chelmsfo	ord
Parish:	Broomfield		Total	Score:	106	
Developable Site Area	19.51		Reasc	on for	Sewage P	umping Station
(ha):			disco	unted areas:	(0.03ha)	
Potential Yield:	335		Typol		1	
Proposed Use:	Residential			nents on the size		
			of site	2:		
Suitability Criteria:				Suitability Ra		Green
Proximity to Employment A	Areas 5	Site is outside of any of				
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•	
Proximity to the Workplace	5	Site is within 2km wal		ance of an employm	ent allocatio	n
Public Transport	5	Site is within 400m wa	alking dis	stance of one or mor	e services	
PROW and Cycling Connect	tivity 5	Site is within 100m wa	alking dis	stance to either a PR	OW or cycle	network
Vehicle Access	3	There are no visible co			revent the in	nplementation of a route
Strategic Road Access	N/A					
Designated Heritage Assets		Site is adjacent to one				
Non-Designated Heritage A		Site is adjacent to one				
Archaeological Assets	5	Site is not thought to				
Minerals & Waste Constrai	nts 5	Less than 5ha of a site Minerals or Waste Co		•	rding Area. S	site is not within a
Defined Open Space	5				ace, an exist	ing/proposed Country
Defined Open Space		Park or 'Other' Green		a demied as open sp	acc, an exist	ing, proposed country
Green Belt & Green Wedge	5	Site does not lie withi	n the Me	tropolitan Green Be	lt or Green V	Vedge
Land Classification	0		Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,
- · · · · · · · · · · · · · · · · · · ·		Grade 2 or Grade 3	C			: 111-1- 400 f - 1 II
Protected Natural Features	3	designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management A	reas 5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrai		Ground treatment is e	expected	to be required on pa	art of the site	2
Neighbouring Constraints	5	Site has no neighbour	ing const	traints		
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To			nd/or the Cit	ty Centre/South
Community Facilities	3	Development would p existing/proposed sch recreation facility				
Comments on Suitability	to Gra	ent to Urban Area. In ran ide 2 listed building. Adja cted under TPO/2001/02 200887.	cent to l	ouildings of local valu	ue. Handful d	•
Availability Criteria:				Availability R	Rating:	Green
Land Ownership	5	Held by developer/wi	lling own			
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any	known l	egal issues		
Planning Permission or	N/A	· · · · · · · · · · · · · · · · · · ·				
Allocation						
Comments on Availability						
Achievability Criteria:				Achievability	Rating:	Green
Viability	5	Development is likely	viable			
Timescale for Deliverability		Up to 5 years				
Comments on Achievability						

SHELAA Reference: 1	18SLAA16	RAG Rating:	Amber	3	0 May 2023
Site Address:	Land Adjacer	t To Weighbridge Site	, Brook Street, Chelmsfo	rd	
Parish:	Chelmsford		Total Score:	82	
Developable Site Area	1.53		Reason for		
(ha):			discounted areas:		
Potential Yield:	157		Typology:	13	
Proposed Use:	Residential		Comments on the size of site:		
Suitability Criteria:			Suitability R	ating:	Amber
Proximity to Employment A	reas 0	Site is wholly/partially	located within an existing/	proposed emp	oloyment allocation
Impact on Retail Areas	5	•	ot result in the loss of establi re, South Woodham Ferrers res	•	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employn	nent allocatio	n
Public Transport	5		alking distance of one or mo		
PROW and Cycling Connecti	ivity 5		alking distance to either a Pf		network
Vehicle Access	5	A route exists enabling	g vehicle access into/adjace	nt to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	0		nore designated heritage ass		
Non-Designated Heritage A		Site contains one or m	nore non-designated heritag	e assets	
Archaeological Assets	5		contain any assets of archae		
Minerals & Waste Constrair	Consultation Area where safeguarded infrastructure is permanent in natuallocated activity would not have ceased prior to the intended delivery of			ent in nature or where the	
Defined Open Space	5	Park or 'Other' Green	•	•	
Green Belt & Green Wedge	5		n the Metropolitan Green B	elt or Green V	Vedge
Land Classification	5		Previously Developed Land		
Protected Natural Features	3	•	e of any protected natural for natural feature or within 50 natural feature		•
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1		
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA	4	
<b>Ground Condition Constrain</b>	nts 0	Ground treatment is e	expected to be required on t	he majority (	90% or more) of the site
Neighbouring Constraints	0	Site has neighbouring	constraints with no potenti	al for mitigati	on
Proximity to Key Services	5	Woodham Ferrers Tov			
Community Facilities	3		out additional strain on but r nool/healthcare facility/place		
Comments on Suitability	Within value.	n Urban Area. In range of	f bus stops. Local listed build	lings within si	te. Part of building of local
Availability Criteria:			Availability	Rating:	Green
Land Ownership	5	Held by developer/wi	lling owner/public sector		
Land Condition	2	Established multiple u	ises		
Legal Constraints	5	Site does not face any	known legal issues		
Planning Permission or Allocation	N/A				
	Site CI	urrently in use for other p	ourposes.		
Comments on Availability	Jitt C		•		
Comments on Availability  Achievability Criteria:	Site et		Achievahilit	v Rating:	Amber
Achievability Criteria:		Development is likely	Achievabilit unviable	y Rating:	Amber
	0 4	Development is likely Over 5 years		y Rating:	Amber

Site Address:	SHELAA Reference:	18SLAA17	RAG Rating:	Amber	3	0 May 2023	
Developable Site Area (ha):	Site Address:	Land North	Of The A12 East Of Sou	thend Road, Great Badd	ow, Chelmsf	ord, Essex	
Potential Yeld: 189	Parish:	Great Badd	ow	Total Score:	98		
Proposed Use: Mixed Use Comments on the size of site: Spotentially suitab for all employment use of site: Spotentially suitab for all employment use of site: Spotentially suitab for all employment use of site: Spotentially suitab for all employment use Suitability Criteria: Spotentially suitability Criteria: Spotentiality suitability Criteria: Spotentiality evelopable Site Area	11.034		Reason for	Gas pipe	and Buffer (1.086ha)		
Proposed Use:   Mixed Use   Comments on the size of site is potentially suitab for all employment use of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Amber	(ha):			discounted areas:			
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	189		Typology:	2+32+33-	+34	
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Mixed Use		Comments on the size			
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Impact on Retail Areas   5   Development does not result in the loss of established shops and services within Chelmsford City, Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   Site is within 400m walking distance of an employment allocation   Public Transport   5   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 400m walking distance to either a PROW or cycle network   PROW and Cycling Connectivity   5   Site is within 400m walking distance to either a PROW or cycle network   PROW and Cycling Connectivity   5   Site is within 400m walking distance to either a PROW or cycle network   PROW and Cycling Connectivity   5   Site is within 400m walking distance to either a PROW or cycle network   PROW and Cycling Connectivity   5   Site is within 400m walking distance of one or more services   PROW or cycle network   PROW o				of site: for all employment use			
Impact on Retail Areas	•						
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation PROW and Cycling Connectivity 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 400m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access 5 Site has direct access to or is adjacent to the strategic road network Designated Heritage Assets 5 Site does not contain any designated heritage assets Mon-Designated Heritage Assets 5 Site does not contain any designated heritage assets Mon-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 0 Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where to allocated activity would not have ceased prior to the intended delivery of development Defined Open Space 5 Site does not lie within an area defined as Open Space, an estisting/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an estisting/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within in the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 3 Site does not comprise of any protected natural feature within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or w							
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access incloyalgacent to the site  Strategic Road Access 5 Site has direct access to or is adjacent to the strategic road network  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site is not thought to contain any designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 6 Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area andre safeguarded infrastructure is parament in nature or where to allocated activity would not have ceased prior to the intended delivery of development Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Orber' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 7 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 8 Site does not comprise of any protected natural feature but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature o	Impact on Retail Areas	5	Chelmsford City Centi	re, South Woodham Ferrers	•		
PROW and Cycling Connectivity  Vehicle Access  5	Proximity to the Workplace	5	Site is within 2km wal	king distance of an employ	ment allocatio	n	
Vehicle Access	Public Transport	5	Site is within 400m w	alking distance of one or m	ore services		
Strategic Road Access   5   Site has direct access to or is adjacent to the strategic road network	PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a F	ROW or cycle	network	
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access	5					
Non-Designated Heritage Assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Consultation Area where safeguarded infriend Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where to allocated activity would not have ceased prior to the intended delivery of development Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an in	Strategic Road Access	5	Site has direct access	to or is adjacent to the stra	tegic road net	work	
Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  O Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and Consultation Area and/or Waste Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and every Consultation Area and Evaluation Area a	Designated Heritage Assets	5					
Minerals & Waste Constraints  O Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where to allocated activity would not have ceased prior to the intended delivery of development of the park or "Other" Green Sease of Consultation Area and Park or "Other" Green Space  Green Belt & Green Wedge  S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Frotected Natural Features  S Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated AQMA  Ground Condition Constraints  S Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  O Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Outside of DSB. In range of bus stops. Part of building of local value.  Availability Criteria:  Availability Rating:  Green  Viability  Achievability Rating:  Green  Viability  A	Non-Designated Heritage A						
Consultation Area where safeguarded infrastructure is permanent in nature or where to allocated activity would not have ceased prior to the intended delivery of development of the intended delivery of development within the metal delivery of development of its within 100 more of readed and intended and primarily within the land classification/s: Grade 1, Grade 3  Site does not comprise of any protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m o	Archaeological Assets	5		•			
allocated activity would not have ceased prior to the intended delivery of development Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  1 25%-50% of the site area is within Flood Zone 3  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints  0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Part of building of local value.  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  5 Development is likely viable	Minerals & Waste Constrain	nts 0	, ,	, , , ,			
Defined Open Space  Green Belt & Green Wedge  Land Classification  O  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Site does not lie within the Metropolitan Green Belt or Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Site does not lie within the Metropolitan Green Belt or Green Wedge  Site as or Grade 3  Site does not lie within the Metropolitan Green Belt or Green Wedge  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as or Green Space  Site as within the Metropolitan Green Belt or Green Space  Site as or Green Space  Site as within the metropolitan Green Belt or Green Space  Site as or Green Space  Site as or Green Space  Site as within the metropolitan Green Space  Site as within the metropolitan Green Space  Site as within Stom walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 100m of a locally designated AQMA  Site is within 100m of a locally designated AQMA  Site is excess of 500m from a designated AQMA  Site is excess of 500m from a designated AQMA  Site is excess of 500m from a designated AQMA  Site is excess of 500m from a designated AQMA  Site is excess of 500m from a designated AQMA  Site is metallity fermities on the site or Green State or Green S				•	•		
Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3	Defined Open Space	5	Site does not lie withi	n an area defined as Open			
Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints 1 25%-50% of the site area is within Flood Zone 3  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 0 Site has neighbouring constraints with no potential for mitigation Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:  Availability Rating: Green  Availability Rating: Planning Permission or Allocation  N/A  Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green	Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green E	Belt or Green \	Vedge	
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints  O Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Part of building of local value.  Availability Criteria:  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green	Land Classification	0		Greenfield and primarily w	ithin the land	classification/s: Grade 1,	
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Outside of DSB. In range of bus stops. Part of building of local value.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation N/A  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Protected Natural Features	3	designated protected natural feature or within 500m of an international/national				
Ground Condition Constraints   3   Ground treatment is expected to be required on part of the site	Flood Risk Constraints	1	25%-50% of the site a	rea is within Flood Zone 3			
Neighbouring Constraints  O Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Part of building of local value.  Availability Criteria:  Land Ownership  Land Condition  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Viability  S Development is likely viable	Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQM	A		
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Part of building of local value.  Availability Criteria:  Land Ownership  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable	Ground Condition Constrain	nts 3			•		
Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Part of building of local value.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable	Neighbouring Constraints			•			
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Part of building of local value.  Availability Criteria:  Land Ownership  Land Condition  S  Vacant land & buildings  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Resisting/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5  Development is likely viable	Proximity to Key Services	3	Woodham Ferrers To	wn Centre			
Availability Criteria:  Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability  Achievability Criteria:  Availability Rating:  Free  Availability Rating:  N/A  Held by developer/willing owner/public sector  Vacant land & buildings  Site does not face any known legal issues  N/A  Allocation  Comments on Availability  Achievability Criteria:  Viability  S Development is likely viable	Community Facilities	3	existing/proposed sch				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Comments on Suitability	Out	side of DSB. In range of bu	s stops. Part of building of I	ocal value.		
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Availability Criteria:			Availability	Rating:	Green	
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Site does not face any known legal issues  N/A  Achievability Rating: Green	Land Ownership	5	Held by developer/wi	lling owner/public sector			
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable		5	Vacant land & buildin	gs			
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable	Legal Constraints	5	Site does not face any	known legal issues			
Comments on Availability       Achievability Criteria:     Achievability Rating: Green       Viability     5     Development is likely viable	•	N/A					
Achievability Criteria:     Achievability Rating: Green       Viability     5     Development is likely viable							
Viability 5 Development is likely viable							
	•		Development is likely	•			
Timescale for Deliverability 3 Option years	Timescale for Deliverability		Up to 5 years				
Comments on Achievability	·		•				

SHELAA Reference:	18SLAA18	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land South O	f 89 To 143 Galleywoo	od Road, Great Baddow, C	helmsford,	Essex	
Parish:	Great Baddov	•	Total Score:	100		
Developable Site Area	7.95		Reason for			
(ha):			discounted areas:			
Potential Yield:	136		Typology:	2		
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable	
			of site:	for all em	ployment use	
Suitability Criteria:			Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within	
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers T res	own Centre	or any designated	
Proximity to the Workplace	. 5		king distance of an employm		n	
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connectivity		Site is not connected to either an existing PROW or cycle network				
Vehicle Access	5		g vehicle access into/adjacen			
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road				
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a	
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA			
Ground Condition Constrain		Ground treatment is e	expected to be required on pa	art of the site	e	
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	ty Centre/South	
Community Facilities				sports, leisure, or		
Comments on Suitability	Adjace	ent to Urban Area. In ran	ge of bus stops. Access via G	alleywood Ro	oad.	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	3	Promoter has an option	on to purchase site or collabo	rate with ex	isting owner	
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	•			
· · · · · · · · · · · · · · · · · · ·		· · · · · ·				
Timescale for Deliverability	5	Up to 5 years				

SHELAA Reference: 1	L8SLAA19	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land North	Of Mill Road, North En	d, Dunmow, Essex, CM6 3	PE			
Parish:	Great Walth	am	Total Score:	99			
Developable Site Area	1.37		Reason for				
(ha):			discounted areas:				
Potential Yield:	31		Typology:	4			
Proposed Use:	Residential						
Cuitabilita Cuitavia			of site:		Amelian		
Suitability Criteria:	raac   F	Sito is outside of any	Suitability Ra existing/proposed employme		Amber		
Proximity to Employment A	reas 5						
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
		Neighbourhood Centr		own centre	or arry acoignated		
Proximity to the Workplace	5		lking distance of an employm	ent allocatio	n		
Public Transport	0	Site is in excess of 400	Om walking distance from all	services			
PROW and Cycling Connecti	vity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	Site is adjacent to one or more designated heritage assets				
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	its 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua	arding Area. S	Site is not within a		
Defined Open Space	5		in an area defined as Open Sp	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification 0 Site is predo Grade 2 or 0			Greenfield and primarily with	hin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Are	eas 5	Site is in excess of 500	Om from a designated AQMA				
<b>Ground Condition Constrain</b>	its 5	Ground treatment is a	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ring constraints				
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3	· ·	out additional strain on but n	ot result in th	ne loss of on an		
oommanne, raamates		existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility					
Comments on Suitability		ide of DSB. Access onto Ner TPO/2000/008.	fill Road. Adjacent to grade 2	listed buildir	ng. 0.03ha protected		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	3	Low intensity land use					
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Site i	n use for other purposes.					
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely	viable				
		<del>-  </del>					
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference: 1	.8SLAA2	0 RAG Rating:	Green	3	0 May 2023		
Site Address:	Land Nort	n East Of 55 - 65 Peartre	e Lane, Bicknacre, Chelms	ford, Essex			
Parish:	Bicknacre		Total Score:	107			
Developable Site Area	1.51		Reason for				
(ha):			discounted areas:				
Potential Yield:	34		Typology:	3			
Proposed Use:	Residentia	I	Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Green		
Proximity to Employment Ar	reas 5	Site is outside of any	existing/proposed employme	nt allocation	1		
Impact on Retail Areas	5	· ·	Development does not result in the loss of established shops and services within				
		•	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
		Neighbourhood Cent			_		
Proximity to the Workplace	5		Site is within 2km walking distance of an employment allocation  Site is within 400m walking distance of one or more services				
Public Transport	5		=		n		
PROW and Cycling Connectiv			to either an existing PROW o	-	ork		
Vehicle Access	5		ng vehicle access into/adjacen	it to the site			
Strategic Road Access	N/		and declarated backs as a second				
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage As	sets 5		Site does not contain any non-designated heritage assets				
0			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	ts 5	Minerals or Waste Co	onsultation Area				
Defined Open Space	5	Site does not lie with Park or 'Other' Greer	in an area defined as Open Sp 1 Space	ace, an exist	ting/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or whol	ly comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	4	Site is wholly or parti	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1				
Air Quality Management Are	eas 5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrain</b>	ts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5		Site has no neighbouring constraints				
Proximity to Key Services	5		Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre				
Community Facilities	3	existing/proposed so recreation facility	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or				
Comments on Suitability	Ad	acent to DSB. In range of b	ous stops. 0.019ha protected ι	under TPO/20	000/032.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector				
Land Condition	5	Vacant land & buildir	ngs				
Legal Constraints	5	Site does not face an	y known legal issues				
Planning Permission or	N/	A .					
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	/ viable				
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:			RAG Rating:	Red		3(	0 May 2023	
19SHELAA4								
Site Address:	Land \	Nest Of	Beauvoir Arms, Dowr	nham Ro	ad, Ramsden Hea	th, Billerica	ıy, Essex	
Parish:	South	Hannin	gfield	Total S	core:	101		
Developable Site Area	0.25			Reason	n for			
(ha):				discou	nted areas:			
Potential Yield:	8		Typology: 18					
Proposed Use:	Reside	ential			ents on the size			
				of site:			1	
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South \		-		
Proximity to the Workplace		0	Site is in excess of 2km	n walking	distance of an emp	loyment allo	cation	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa			<u> </u>	network	
Vehicle Access 5			A route exists enabling	g vehicle a	access into/adjacen	t to the site		
Strategic Road Access N/A								
Designated Heritage Assets 5			Site does not contain any designated heritage assets					
Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets  Site is not thought to contain any assets of archaeological interest					
Archaeological Assets		5			•			
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Cor	nsultation	Area			
Defined Open Space 3			Park or 'Other' Green	Space			ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or	more) lies within the	he Metropoli	itan Green Belt or Green	
Land Classification		0	Site is predominantly 0 Grade 2 or Grade 3	Greenfiel	d and primarily with	in the land c	lassification/s: Grade 1,	
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national								
			designated protected					
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	eas	5	Site is in excess of 500					
Ground Condition Constrain	nts	5	Ground treatment is n	•				
Neighbouring Constraints		5	Site has no neighbouri					
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferrer	s Town Centre		•	
Community Facilities		5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility					
Comments on Suitability		Adjace	nt to DSB. In range of bu	ıs stops. (	Outdoor Sport (Priva	ate).		
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling owne	er/public sector		•	
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or		N/A	, ,					
Allocation								
Comments on Availability								
<b>Achievability Criteria:</b>					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	•		•	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Red	3	0 May 2023		
19SHELAA5								
Site Address:		_	t The Pines, Park Lane, Ramsden Heath, Billericay, Essex					
Parish:	South	Hannin	anningfield Total Score: 100					
Developable Site Area	0.27		Reason for					
(ha):				discounted areas:				
Potential Yield:	8	Typology: 18						
Proposed Use:	Reside	ential		Comments on the size				
0 11 1 1111 0 11 1				of site:	-•	T		
Suitability Criteria:		I _	C'ha ta a tat da a Canana	Site is outside of any existing/proposed employment allocation				
Proximity to Employment A	Areas	5	·					
Impact on Retail Areas		5		t result in the loss of establis e, South Woodham Ferrers T	•			
			Neighbourhood Centre		OWII CCITIC	or arry acsignated		
Proximity to the Workplace	<u> </u>	0	_	n walking distance of an emp	loyment allo	cation		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access N/A								
Designated Heritage Assets 5			Site does not contain any designated heritage assets					
Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets					
Archaeological Assets		5		contain any assets of archaed				
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a		
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge 0				e (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification 0			_	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features 5				m of any locally designated t	protected na	tural features and in		
Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features								
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrai</b>	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri					
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		5		ot result in the loss of nor pu				
				ool/healthcare facility/place	of worship/s	sports, leisure, or		
recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops.								
Comments on Suitability  Availability Criteria:		Cutsiu	o. D.D. III range of bus	Availability F	Pating	Green		
•			Held by developer/wil	ling owner/public sector	vatilig.	GIECH		
Land Ownership Land Condition		5	Vacant land & building					
Legal Constraints		5	<u> </u>					
Planning Permission or		N/A	Site does not face any known legal issues					
Allocation N/A								
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	'							

SHELAA Reference:			RAG Rating:	Red	3	0 May 2023	
19SHELAA6	ı						
Site Address:			Whitegates Farm, Sou	th Hanningfield Road, Rettendon, Chelmsford, Essex			
Parish:	Retter	idon		Total Score:	85		
Developable Site Area	3.69			Reason for			
(ha):	_			discounted areas:			
Potential Yield:	0			Typology:	32+33+34		
Proposed Use:	Emplo	yment		Comments on the size		e is potentially suitable	
				of site:		ployment use	
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	Areas	N/A					
Impact on Retail Areas		N/A					
Proximity to the Workplace	<u> </u>	N/A	Citatian inhibitation	III taa alta ka saa afaa aa aa aa aa aa			
Public Transport		5		alking distance of one or mor		·l.	
PROW and Cycling Connect	ivity	0		o either an existing PROW o		ork	
Vehicle Access		5		g vehicle access into/adjacen			
Strategic Road Access		0		ess to nor is adjacent to the seed trunk road or a B-road	trategic road	network, primary road	
Designated Heritage Assets 5				any designated heritage asse	ts		
Non-Designated Heritage Assets 5				any non-designated heritage			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5				is within a Minerals Safegua			
The state of the s			Minerals or Waste Cor		Ü		
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 0				e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification 0			_	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features 5			Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints		5	Site is wholly within Fl	-	•		
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrai		5	Ground treatment is not expected to be required				
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A					
Community Facilities 5			Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility				
Comments on Suitability		Outsid	e of DSB.				
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		•	
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A					
Allocation							
Comments on Availability				-		<u> </u>	
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability	<i>'</i>						

Site Address: Creeds Farm, School Lane, Great Leighs, Chelmsford, Essex, CM3 1NL Parish: Great Leighs Total Score: 99  Developable Site Area (h.a): 83.37 Reason for discounted areas: 99  Proposed Use: Residential Comments on the size of Site: 99  Proposed Use: Residential Comments on the size of Site: 99  Suttability Criteria: Suttability Rating: Amber Proximity to Employment Areas 5  Impact on Retail Areas 5  Impact on Retail Areas 5  Impact on Retail Areas 5  Impact on Retail Areas 5  Impact on Retail Areas 5  Impact on Retail Areas 5  Impact on Retail Areas 5  Impact on Retail Areas 5  Impact on Retail Areas 6  Impact on Retail Areas 6  Impact on Retail Areas 7  Impact on Retail Areas 7  Impact on Retail Areas 7  Impact on Retail Areas 7  Impact on Retail Areas 7  Impact on Retail Areas 7  Impact on Retail Areas 7  Impact on Retail Areas 8  Impact on Retail Areas 7  Impact on Retail Areas 8  Impact on Retail Areas 8  Impact on Retail Areas 7  Impact on Retail Areas 8  Impact on Retail Areas 8  Impact on Retail Areas 8  Impact on Retail Areas 8  Impact on Retail Areas 9  Impact on Retail Are	SHELAA Reference: RAG Rating: Amber								
Parish:   Great Leighs   3.37   Reason for   discounted areas:	19SHELAA7			_		30	u iviay 2023		
Developable Site Area (ha):	Site Address:	Creed	s Farm,	School Lane, Great Le	ghs, Chelmsford, Essex, CM3 1NL				
thals:	Parish:	Great	Leighs		Total Score:	99			
Proposed Use:	Developable Site Area	3.37			Reason for				
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Amber	(ha):				discounted areas:				
Suitability Criteria:  Proximity to Employment Areas  5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Cheimsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5 Site is within 2Mm walking distance of an employment allocation  Proximity to the Workplace  5 Site is within 3Mm walking distance of an employment allocation  PROW and Cycling Connectivity  0 Site is not connected to either an existing PROW or cycle network  Vehicle Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any designated heritage assets  Archaeological Assets  5 Site does not contain any designated heritage assets  Archaeological Assets  5 Site does not contain any on-designated heritage assets  Archaeological Assets  5 Site does not contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals of Safeguarding Area. Site is not within a Minerals of Safeguarding Area. Site is not within a Mineral Safeguarding Area.  Minerals & Waste Constraints  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space  Green Belt & Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 500m of any incentrational/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural fea		66			Typology:	3			
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Reside	ential		Comments on the size				
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Chemisford City Center, South Woodham Ferres Town Centre or any designated   Neighbourhood Centres					of site:				
Impact on Retail Areas	Suitability Criteria: Suitability Rating:						Amber		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace   5	Proximity to Employment A	reas	5	Site is outside of any o	existing/proposed employme	nt allocation			
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres.  Proximity to the Workplace Proximity to the Workplace Proximity to the Workplace Site is within 2km walking distance of an employment allocation Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is not connected to either an existing PROW or cycle network Vehicle Access Site is on connected to either an existing PROW or cycle network Vehicle Access N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Site does not contain any non-designated heritage assets Archaeological Assets Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site is one on lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is in excess of 100m of any locally designated protected natural features and in excess of 100m of any locally designated protected natural features Site is in excess of 100m of any locally designated protected natural features Flood Risk Constraints Site is in excess of 100m of any locally designated protected natural features Site is in excess of 100m of any locally designated ADMA Ground Condition Constraints Site is in excess of 100m of any locally designated ADMA Sound Condition Constraints Site is in excess of 100m of any locally designated ADMA Sound Site is in excess of 100m and additional strain on but not result in the loss of on an existing/pr	Impact on Retail Areas		5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
Proximity to the Workplace   5   Site is within 2km walking distance of an employment allocation   Public Transport   5   Site is within 2km walking distance of an employment allocation   PROW and Cycling Connectivity   0   Site is not connected to either an existing PROW or cycle network   Vehicle Access   5   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   5   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Site does not contain any assets of archaeological interest   Minerals & Waste Constraints   5   Site does not lie within a mare adefined as Open Space, an existing/proposed Country   Park or 'Other' Green Space   5   Site does not lie within the mare a defined as Open Space, an existing/proposed Country   Park or 'Other' Green Space   5   Site idoes not lie within the mare a defined as Open Space, an existing/proposed Country   Park or 'Other' Green Space   5   Site idoes not lie within the Metropolitan Green Belt or Green Wedge   Land Classification   0   Site is preciounly if Green Space   Site idoes not lie within the mare a defined as Open Space, an existing/proposed Country   Protected Natural Features   5   Site is in excess of 100m of any locally designated protected natural features   Protected Natural Features   5   Site is in excess of 100m of any locally designated protected natural features   Flood Risk Constraints   5   Site is in excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is in excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is in excess of 500m of may international/national desi	·			-		own Centre	or any designated		
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Constraints 6 Site does not lie within the Metropolitan Green Belt or Green Wedge 7 Site does not lie within the Metropolitan Green Belt or Green Wedge 8 Site does not lie within the Metropolitan Green Belt or Green Wedge 8 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is no neighbouring constraints Proximity to Key Services 0 Site is in excess of 500m from a designated of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 8 Adjacent to DSB. In range of bus stops.  Availability Criteria:				•					
PROW and Cycling Connectivity Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features S Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features solom of any international/national designated protected natural features Flood Risk Constraints S Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints S Site is nexcess of 500m of any international/national designated protected natural features Flood Risk Constraints S Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints S Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints S Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities S Green treatment is not expected to be required  Comments on Suitability Adjacent to DSB. In range of bus stops.  Availability Criteria:  Availability Criteria:  Ackievability Criteria:  Neiphocominant Province Prov		!	_				1		
Vehicle Access	· · · · · · · · · · · · · · · · · · ·								
Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated protected natural features Soom of any international/national designated AQMA  Gr		ivity				-	ork		
Designated Heritage Assets   5   Site does not contain any designated heritage assets				A route exists enablin	g vehicle access into/adjacen	t to the site			
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation Area   Minerals Consultation   Minerals Consultation   Minerals Consultation   Minerals Consultation   Minerals Consultation   Minerals Consultation   Minerals Consultation   Minerals Consultation   Minerals Consultation   Minerals Consultation   Minerals Consultation   Minerals Consultation   Minerals Consult			_						
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Legal Constraints  Planning Permission or Allocation  Comments on Availability  Multiple ownership. No evidence of all landowner/s support with submission. Site in use for other purposes. Entire site not within promoters control.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  3  Site may possibly face legal issues  N/A  Achievability Rating:  Green  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Land Ownership		0	Known to be in partic	ularly complex/multiple own	ership			
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Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	•		•		
			5	Up to 5 years					
	Comments on Achievability								

Site Address: Land East Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex Parish: South Hanningfield Total Score: 110  Developable Site Area (IA): Reason for discounted areas: 120  Proposed Use: Residential South Hanningfield Comments of South Hanningfield South Hanningfield South Hanningfield South Hanningfield South Hanningfield South Hanningfield South Hanningfield South Hanningfield South Hanningfield South Hanningfield And Hanningfield South Hanningfield And Hanningfield Protected Natural Features and South Hanningfield Boat Hanningfield Boat Hanningfield Boat Hanningfield Boat Hanningfield Protected Natural Features Hanningfield Boat Hanningfield Boat Hanningfield Protected Natural Fe	SHELAA Reference:		RAG Rating:	Red	3	0 May 2023			
Parish: Developable Site Area (ha): Developable Site Area (ha):  Potential Yield: Proposed Use: Residential  Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Rating: Proximity to Employment Areas  Suitability Comments on the size of site:  Proximity to Employment Areas  Suitability Rating:  Red  Proximity to Employment Areas  Suitability Rating:  Red  Proximity to the Workplace  Suitability Contre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  Suitability Rating:  Red  Proximity to the Workplace  Site is in the Loss of an employment allocation  Si	19SHELAA8	1 15 10	. 0( D D	De Bernaria Franc Church Bond Bernadan Heath Billioine Franc					
Developable Site Area (ha):									
Comments on the size   Comments on the size   Suitability Criteria:   Suitability Rating:   Red			anningtield		110				
Potential Yield: 5 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas 5 Impact on Retail Areas 6 Impact on Retail Areas 6 Impact on Retail Areas 6 Impact on Retail Areas 6 Impact on Retail Areas 6 Impact on Retail Areas 6 Impact on Retail Areas 6 Impact on Retail Areas 6 Impact on Retail Areas 6 Impact on Retail Areas 7 Impact on Retail Areas 7 Impact on Retail Areas 7 Impact on Retail Areas 7 Impact on Retail Areas 7 Impact on Retail Areas 7 Impact on Retail Areas 7 Impact on Retail Areas 7 Impact on Retail Areas 8 Impact on Retail A	and the second s	0.15							
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Suitability Criteria:   Suitability Rating:   Red			tial		10				
Suitability Criteria:   Suitability Rating:   Red	rioposeu ose.	Resideritiai	uai						
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	Suitability Criteria:			0.000	ating:	Red			
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	•	eas 5	Site is outside of any						
Public Transport  PROW and Cycling Connectivity  Site is within 400m walking distance of one or more services  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  Strategic Road Access  N/A  Designated Heritage Assets  Site does not contain any designated heritage assets  Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Defined Open Space  Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Cou Park or 'Other' Green Space  Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m from a designated AQMA  Site is in excess of 500m from a designated AQMA  Reighbouring Constraints  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			Development does in Chelmsford City Cer Neighbourhood Cen	not result in the loss of establis tre, South Woodham Ferrers T tres	shed shops ar Fown Centre	nd services within or any designated			
PROW and Cycling Connectivity  Vehicle Access  5	Proximity to the Workplace	5	Site is within 2km w	alking distance of an employm	ent allocation	n			
Vehicle Access5A route exists enabling vehicle access into/adjacent to the siteStrategic Road AccessN/ADesignated Heritage Assets5Site does not contain any designated heritage assetsNon-Designated Heritage Assets5Site does not contain any non-designated heritage assetsArchaeological Assets5Site is not thought to contain any assets of archaeological interestMinerals & Waste Constraints5Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation AreaDefined Open Space5Site does not lie within an area defined as Open Space, an existing/proposed Cou Park or 'Other' Green SpaceGreen Belt & Green Wedge0The majority of the site (90% or more) lies within the Metropolitan Green Belt or WedgeLand Classification0Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3Protected Natural Features5Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international features and excess of 500m from a designated AQMAGround Condition Constraints5Site is in excess of 500m from a designated AQMAGround Condition Constraints5Site has no neighbouring constraintsProximity to Key Services0Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town CentreCommunity Facilities5Site is i	•								
Strategic Road Access   N/A	PROW and Cycling Connecti	vity 5				network			
Designated Heritage Assets  Site does not contain any designated heritage assets  Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Cou Park or 'Other' Green Space  The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Vehicle Access	5	A route exists enabl	ng vehicle access into/adjacer	t to the site				
Non-Designated Heritage Assets  Archaeological Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Cou Park or 'Other' Green Space  The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features are site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 50m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility									
Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Coupark or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features food any international/national designated protected natural features in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is no neighbouring constraints  Froximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Designated Heritage Assets	5		Site does not contain any designated heritage assets					
Minerals & Waste Constraints  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Coupark or 'Other' Green Space  Green Belt & Green Wedge  Community Facilities  Defined Open Space  Land Classification  Defined Classification  Ominerals or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Coupark or 'Other' Green Space  The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge  Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural feature since when the site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  Osite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Non-Designated Heritage As	sets 5		Site does not contain any non-designated heritage assets					
Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Court Park or 'Other' Green Space  Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Archaeological Assets								
Park or 'Other' Green Space  Green Belt & Green Wedge  Description:  Carde 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features.  Flood Risk Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Found Tondition Constraints  Found Tondition Constraints  Froximity to Key Services  Community Facilities  Park or 'Other' Green Space  The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge  Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m from a designated AQMA  Ground Tondition Constraints  Site is in excess of 500m from a designated AQMA  Ground treatment is not expected to be required  Site has no neighbouring constraints  Proximity to Key Services  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Minerals & Waste Constrain	ts 5	Minerals or Waste 0	onsultation Area					
Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features.  Flood Risk Constraints  Site is wholly within Flood Zone 1  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Ground treatment is not expected to be required  Neighbouring Constraints  Site has no neighbouring constraints  Proximity to Key Services  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Defined Open Space	5	Park or 'Other' Gree	n Space					
Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features.  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  6 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Green Belt & Green Wedge	0		site (90% or more) lies within t	he Metropol	itan Green Belt or Green			
excess of 500m of any international/national designated protected natural featur  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Land Classification	0		y Greenfield and primarily witl	nin the land o	classification/s: Grade 1,			
Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Protected Natural Features	5		excess of 500m of any international/national designated protected natural features					
Ground Condition Constraints   5   Ground treatment is not expected to be required	Flood Risk Constraints	5	Site is wholly within	Flood Zone 1					
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas 5	Site is in excess of 5	00m from a designated AQMA					
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	<b>Ground Condition Constrain</b>	ts 5	Ground treatment is						
Centre/South Woodham Ferrers Town Centre  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Neighbouring Constraints	5							
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Proximity to Key Services	0		_	more service	s and the City			
Comments on Suitability Outside of DSB. In range of bus stops.	Community Facilities	5	existing/proposed s	-					
·	Comments on Suitability	Outs	Outside of DSB. In range of b	us stops.					
Availability Criteria: Availability Rating: Green	Availability Criteria:	_			Rating:	Green			
Land Ownership 5 Held by developer/willing owner/public sector		5							
Land Condition 5 Vacant land & buildings	Land Condition			-					
Legal Constraints     5     Site does not face any known legal issues				, ,					
Planning Permission or N/A Allocation		N/A	N/A						
Comments on Availability									
Achievability Criteria: Achievability Rating: Green	Achievability Criteria:			Achievability	/ Rating:	Green			
Viability 5 Development is likely viable	•	5	5 Development is like			1			
Timescale for Deliverability 5 Up to 5 years	·		•	•					
Comments on Achievability			· · ·						

Parish: So Developable Site Area (ha): Potential Yield: 24 Proposed Use: Re  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access	uth Hannin 08 sisidential	Site is outside of any e Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa	king distance of an employme	4  ating: nt allocation hed shops ar	Red and services within	
Parish: So Developable Site Area (ha): Potential Yield: 24 Proposed Use: Re  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access	uth Hannin D8 sidential  5 5 5 7 5 5 7 5	Site is outside of any e Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa	Total Score:  Reason for discounted areas:  Typology:  Comments on the size of site:  Suitability Ra existing/proposed employment t result in the loss of establis e, South Woodham Ferrers T ess king distance of an employment	4  ating: nt allocation hed shops ar	Red and services within	
Developable Site Area (ha):  Potential Yield: 24 Proposed Use: Re  Suitability Criteria:  Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access	s 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Site is outside of any e Development does no Chelmsford City Centra Neighbourhood Centra Site is within 2km wall Site is within 400m wa	Reason for discounted areas: Typology: Comments on the size of site:  Suitability Rate existing/proposed employment result in the loss of establiste, South Woodham Ferrers Test sking distance of an employment result in the loss of establiste, South Woodham Ferrers Test sking distance of an employment result in the loss of establiste, South Woodham Ferrers Test sking distance of an employment result in the loss of established the loss of each of each of the loss of each	4  ating:  nt allocation hed shops ar fown Centre	nd services within	
(ha):  Potential Yield: 24  Proposed Use: Re  Suitability Criteria:  Proximity to Employment Areas  Impact on Retail Areas  Proximity to the Workplace  Public Transport  PROW and Cycling Connectivity  Vehicle Access  Strategic Road Access	s 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centra Neighbourhood Centra Site is within 2km wall Site is within 400m wa	discounted areas: Typology: Comments on the size of site:  Suitability Raexisting/proposed employment result in the loss of establise, South Woodham Ferrers Testing distance of an employment result in the loss of establise, South Woodham Ferrers Testing distance of an employment result in the loss of establises, South Woodham Ferrers Testing distance of an employment result in the loss of establishment results in t	ating: nt allocation hed shops ar own Centre	nd services within	
Potential Yield: 24 Proposed Use: Re  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access	s 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centra Neighbourhood Centra Site is within 2km wall Site is within 400m wa	Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establise, South Woodham Ferrers Testing distance of an employment	ating: nt allocation hed shops ar own Centre	nd services within	
Proposed Use: Re  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centra Neighbourhood Centra Site is within 2km wall Site is within 400m wa	Comments on the size of site:  Suitability Ra existing/proposed employment result in the loss of establisite, South Woodham Ferrers Testing distance of an employment of the size of the s	nt allocation hed shops ar own Centre	nd services within	
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access	5 5 5 7 5	Development does no Chelmsford City Centra Neighbourhood Centra Site is within 2km wall Site is within 400m wa	Suitability Ra existing/proposed employme t result in the loss of establisi e, South Woodham Ferrers T es king distance of an employme	nt allocation hed shops ar own Centre	nd services within	
Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access	5 5 5 7 5	Development does no Chelmsford City Centra Neighbourhood Centra Site is within 2km wall Site is within 400m wa	existing/proposed employme t result in the loss of establisi e, South Woodham Ferrers T es king distance of an employme	nt allocation hed shops ar own Centre	nd services within	
Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access	5 5 5 7 5	Development does no Chelmsford City Centra Neighbourhood Centra Site is within 2km wall Site is within 400m wa	existing/proposed employme t result in the loss of establisi e, South Woodham Ferrers T es king distance of an employme	nt allocation hed shops ar own Centre	nd services within	
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access	5 5 5 7 5	Chelmsford City Centro Neighbourhood Centro Site is within 2km wall Site is within 400m wa	e, South Woodham Ferrers T es king distance of an employme	own Centre		
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access	5 / 5 5	Site is within 400m wa		ent allocation		
PROW and Cycling Connectivity Vehicle Access Strategic Road Access	, 5 5			ent anocation	n	
Vehicle Access Strategic Road Access	5	Site is within 100m wa	alking distance of one or more	e services		
Strategic Road Access			lking distance to either a PRO		network	
<u> </u>	N/A	A route exists enabling	g vehicle access into/adjacen	t to the site		
Designated Heritage Assets	5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage Asset	s 5	Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to o	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints	5	Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safeguansultation Area	rding Area. S	ite is not within a	
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	e (90% or more) lies within the	he Metropol	itan Green Belt or Green	
Land Classification	0	Site is predominantly ( Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	5		m of any locally designated printernational/national desig			
Flood Risk Constraints	5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500	m from a designated AQMA			
<b>Ground Condition Constraints</b>	5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbouring constraints				
Proximity to Key Services	0		n walking distance of one or r am Ferrers Town Centre	more service	s and the City	
Community Facilities	Ommunity Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility					
Comments on Suitability	Outsid	e of DSB. In range of bus	stops.			
Availability Criteria:			Availability R	tating:	Green	
Land Ownership	5	Held by developer/wil	ling owner/public sector	·		
Land Condition	5	Vacant land & building	gs	·		
Legal Constraints	5	Site does not face any known legal issues				
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	•			
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		<u>, , , , , , , , , , , , , , , , , , , </u>				

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023	
19SHELAA10					30 Way 2023		
Site Address:	Land S	outh W	est Of Allotment Gard	ens, Hall Lane, Sandon, Chelmsford, Essex			
Parish:	Sando	n		Total Score:	109		
Developable Site Area	0.27			Reason for			
(ha):				discounted areas:			
Potential Yield:	8			Typology:	18		
Proposed Use:	Reside	ential		Comments on the size			
			of site:				
Suitability Criteria:				Suitability Ra	iting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas  5 Development does not result in the loss of established s Chelmsford City Centre, South Woodham Ferrers Town Neighbourhood Centres			•				
Proximity to the Workplace	<u>:</u>	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access N/A							
Designated Heritage Assets 5				any designated heritage asse			
Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets				
Archaeological Assets 5				contain any assets of archaed			
Minerals & Waste Constrain	nts	5	Minerals or Waste Co				
Defined Open Space				n an area defined as Open Sp Space			
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be			
Land Classification  O Site is predominantly Greenfield and primarily within Grade 2 or Grade 3							
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/nation designated protected natural feature							
Flood Risk Constraints		1	25%-50% of the site a	rea is within Flood Zone 3			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constraints 5			Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	-			
Proximity to Key Services		0	Centre/South Woodha	n walking distance of one or i am Ferrers Town Centre		•	
existing/prop				would not result in the loss of nor put additional strain on an osed school/healthcare facility/place of worship/sports, leisure, or cility			
Comments on Suitability		Adjace	nt to DSB. In range of bu	is stops.			
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		•	
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely			1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							
•							

SHELAA Reference: 19SHELAA12				Red	3	0 May 2023		
Site Address:	Land S	outh W	est Of Warehouse, H	ghwood Road, Highwood, Chelmsford, Essex				
Parish:	Writtle			Total Score:	83			
Developable Site Area	1.07			Reason for				
(ha):				discounted areas:				
Potential Yield:	0			Typology:	32+33+34	ļ		
Proposed Use:	Emplo	yment		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	reas	N/A						
Impact on Retail Areas		N/A						
Proximity to the Workplace	9	N/A						
Public Transport		0	Site is in excess of 400	m walking distance from all	services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5		g vehicle access into/adjacer				
Strategic Road Access 0			Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road					
Designated Heritage Assets 5			Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage Assets 5			Site does not contain	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	arding Area. S	ite is not within a		
Defined Open Space 5			Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge 0			The majority of the sit Wedge	te (90% or more) lies within t	the Metropol	itan Green Belt or Green		
Land Classification 0				Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Protected Natural Features 3			Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints		5	Site is wholly within F					
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA	ı			
Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities  5 Development would not result in the loss of nor put additional stratexisting/proposed school/healthcare facility/place of worship/sporecreation facility								
Comments on Suitability		Outsid	e of DSB. Within 100m o	of Lee Wood (LoWS).				
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or		22/02	22/02304/OUT received, yet to be determined					
Allocation Comments on Availability								
Achievability Criteria:				Achievability	, Dating	Green		
•		Е	Development is likely		naulig:	Oreen		
Viability Timescale for Deliverability		5		viauic				
Timescale for Deliverability		J	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Amber			
19SHELAA13					3	0 May 2023	
Site Address:	Paddo	ck Oppo	osite Powers Farm, Cr	anham Road, Little Walth	am, Chelms	sford, Essex	
Parish:	Little '	Walthar	n	Total Score:	89		
Developable Site Area	4.66			Reason for			
(ha):				discounted areas:			
Potential Yield:	80			Typology:	2		
Proposed Use:	Reside	ential		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centr		Town Centre	or any designated	
Proximity to the Workplace	<u> </u>	5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport		0		m walking distance from all			
PROW and Cycling Connect	ivity	0		to either an existing PROW o		ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		0		nore designated heritage asse			
Non-Designated Heritage A	ssets	5		any non-designated heritage			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	0	Consultation Area who	Illy within an identified Mine ere safeguarded infrastructu Id not have ceased prior to t	re is perman	ent in nature or where the	
Defined Open Space		5	·	n an area defined as Open Sp			
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within F	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0	Centre/South Woodh	n walking distance of one or am Ferrers Town Centre		•	
Community Facilities		3		out additional strain on but no ool/healthcare facility/place			
Comments on Suitability		Adjace	nt to Urban Area.				
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wi	ling owner/public sector			
Land Condition		3	Low intensity land uses				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A					
Allocation							
Comments on Availability		Site in	use for other purposes.				
<b>Achievability Criteria:</b>				Achievability	/ Rating:	Green	
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference: 20SHELAA3			RAG Rating:	Green	3	0 May 2023			
Site Address:	Land A	At Ilgars	Farm. West Of Willov	<u>I</u> v Grove, South Woodham	<u>l</u> Ferrers. Ch	nelmsford. Essex			
Parish:			am Ferrers	Total Score:	117				
Developable Site Area	14.44			Reason for	Electricity	/ line (0.06ha)			
(ha):				discounted areas:		,			
Potential Yield:	248			Typology:	1+32+33+	-34			
Proposed Use:	Mixed	Use		Comments on the size	Size of sit	e is potentially suitable			
				of site:	for all em	ployment use			
Suitability Criteria:				Suitability Ra	ating:	Green			
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		5		t result in the loss of establis e, South Woodham Ferrers T es	-				
Proximity to the Workplace	•	5		king distance of an employm	ent allocatio	n			
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network			
Vehicle Access		3		onstraints that would likely p ss into/adjacent to the site	revent the in	nplementation of a route			
Strategic Road Access		4	Site has direct access t	to or is adjacent to a primary	road netwo	rk			
Designated Heritage Assets	5	5	Site does not contain a	any designated heritage asse	ts				
Non-Designated Heritage A	ssets	5	Site does not contain a	Site does not contain any non-designated heritage assets					
Archaeological Assets		5		contain any assets of archaed					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a			
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	)	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	;	5	Site is in excess of 100	m of any locally designated printernational/national designated					
Flood Risk Constraints		4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1						
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouring constraints						
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	ty Centre/South			
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place					
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.					
<b>Availability Criteria:</b>				Availability F	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector					
Land Condition		5	Vacant land & building	*					
Legal Constraints		5	Site does not face any	known legal issues					
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely						
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference: 20SHELAA5			RAG Rating:	Amk	er	3	0 May 2023		
Site Address:	Land	Most Of	Mayor Farm, Mayor I	200 52	ndan Chalmsford	Eccoy			
Parish:	Sando		iviayes railli, iviayes i		ane, Sandon, Chelmsford, Essex Total Score: 98				
Developable Site Area	3.85	11		Reasc		90			
(ha):	3.63				unted areas:				
Potential Yield:	75			Typology: 3					
Proposed Use:	Reside	ential			nents on the size	3			
Troposed ose.	ricsiac	inciai		of site					
Suitability Criteria:				I	Suitability Ra	nting:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p					
Impact on Retail Areas		5	Development does no						
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplace	9	0	Site is in excess of 2km	Site is in excess of 2km walking distance of an employment allocation					
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking dis	tance to either a PR	OW or cycle	network		
Vehicle Access		3	There are no visible co to enable vehicle acce			revent the in	nplementation of a route		
Strategic Road Access	N/A								
Designated Heritage Assets	5	5	Site does not contain a	any desig	nated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints 0			Consultation Area who	ere safeg	uarded infrastructur	re is perman	tion Area and/or Waste ent in nature or where the delivery of development		
Defined Open Space		5	•	n an area	•		ing/proposed Country		
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints		4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouring constraints						
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability			e of DSB. In range of bus : EAHLD00476; Priority 2	-		on Pit (LoWS	). Adjacent to Historic		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own	•		•		
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or		N/A							
Allocation									
Comments on Availability							T		
<b>Achievability Criteria:</b>					Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years			<u> </u>			
Comments on Achievability	,								

Site Address:   Land West Of Pitt Place, Church Street, Great Baddow, Chelmsford, Essex	SHELAA Reference: 21SHELAA1			RAG Rating:	Red		3	0 May 2023		
Parish:   Great Baddow   Total Score:   105	Site Address:	Land \	Vest Of	Pitt Place, Church Str	eet, Gre	eat Baddow, Chelm	nsford, Esse	2X		
discounted areas:	Parish:									
Potential Yield: 13   Typology:   Suitability Criteria:   Comments on the size of site:	Developable Site Area	0.69			Reasc	n for				
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Red					discou	unted areas:				
Comments on the size   Comments on the size   Of site:   Suitability Criteria:   Suitability Rating:   Red	Potential Yield:	13			Typol	ogy:	5			
Suitability Criteria:   Suitability Rating:   Red	Proposed Use:	Reside	ntial							
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation					of site	2:				
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	ting:	Red		
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation	•		
Public Transport  PROW and Cycling Connectivity  O Site is not connected to either an existing PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  1 The majority of the site 190% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is necess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is necess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is necess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is necess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is necess of 500m from a designated AQMA  Ground Condition Constraints  6 Development would not result in the loss of nor put			5	Chelmsford City Centre Neighbourhood Centre	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
PROW and Cycling Connectivity Vehicle Access Share give Road Access N/A Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Minerals & Waste Constraints Minerals & Waste Constraints Site is adjacent to one or more designated heritage assets Minerals & Waste Constraints Minerals & Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature shut is within 100m of a locally designated protected natural feature shut is within 500m of an international/national designated protected natural feature shut is within 500m of an international/national designated protected natural feature shut is within 500m of an international/national designated protected natural feature shut is switch should not not shut in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Proximity to Key Services 5 Site is an an engibouring constraints 5 Development would not result in the loss	Proximity to the Workplace	!						n		
Vehicle Access	Public Transport		5							
Strategic Road Access	PROW and Cycling Connect	ivity						ork		
Designated Heritage Assets   S   Site is adjacent to one or more designated heritage assets	Vehicle Access 5			A route exists enabling	g vehicle	access into/adjacen	t to the site			
Non-Designated Heritage Assets Archaeological Assets 5 Site is not thought to contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Land Classification Site of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Condition Constraints Site is within 100 on the site (90% or more) lies within 100 on designated protected natural feature or within 500 on of an international/national designated protected natural feature or within 500 on of an international/national designated protected natural feature or within 500 on of an international/national designated protected natural feature or within 500 on of an international/national designated protected natural feature Site is within 100 on of Site is wholly within Flood Zone 1 Site is in excess of 500m from a designate	Strategic Road Access		N/A							
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Outside of DSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II Listed Building. Historic Landfill EAHLD00479.  Availability Criteria:	Designated Heritage Assets		3							
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within a Minerals of Question Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification's: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural feature but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  7 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:  Availability Criteria:  Availability Rating:  Green  Valide of OSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II listed Buildings.  Fland Ownership  5 Held by developer/willing owner/public sector  Availability Criteria:  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets			
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within	Archaeological Assets		5							
Green Belt & Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use.  Protected Natural Features  3 Site does not comprise of any protected natural feature but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is on eneighbouring constraints  Proximity to Key Services  3 Site is within Flood Zone 1  Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1  Site is wholly within Flood Zone 1	Minerals & Waste Constrain	nts	5			0	rding Area. S	ite is not within a		
Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national/national/national/national/national/national/national/nat	Defined Open Space		5	Park or 'Other' Green	Space					
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Coutside of DSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II Listed Building. Historic Landfill EAHLD00479.  Availability Criteria:  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Green Belt & Green Wedge	!	0		e (90% c	r more) lies within t	he Metropoli	itan Green Belt or Green		
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  8 Ground Condition Constraints  9 Site has no neighbouring constraints  Proximity to Key Services  1 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Cottside of DSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II Listed Building. Historic Landfill EAHLD00479.  Availability Criteria:  Availability Rating:  Green  Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Jeren  Achievability Rating:  Green	Land Classification		3							
Air Quality Management Areas  Ground Condition Constraints  Ground Condition Constraints  Neighbouring Constraints  Froximity to Key Services  Community Facilities  Community Facilities  Comments on Suitability  Comments on Suitability  Availability Criteria:  Land Condition  Legal Constraints  Site is in excess of 500m from a designated AQMA  Ground treatment is expected to be required on part of the site  Site has no neighbouring constraints  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II Listed Building. Historic Landfill EAHLD00479.  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Protected Natural Features		3	designated protected	natural f	eature or within 500				
Ground Condition Constraints   3   Ground treatment is expected to be required on part of the site	Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1				
Neighbouring Constraints   5   Site has no neighbouring constraints	Air Quality Management Ar	eas	5							
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II Listed Building. Historic Landfill EAHLD00479.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site						
Woodham Ferrers Town Centre  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II Listed Building. Historic Landfill EAHLD00479.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbouring constraints						
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II Listed Building. Historic Landfill EAHLD00479.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		3				nd/or the Cit	ry Centre/South		
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Solution  Listed Building. Historic Landfill EAHLD00479.  Availability Rating:  Flee  Vacant land & buildings  Site does not face any known legal issues  N/A  Achievability  Achievability Criteria:  Viability  Solution  Achievability Rating:  Achievability Rating:  Fimescale for Deliverability  Availability Rating:  Achievability Rating:	Community Facilities		5	existing/proposed sch		•				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability						Church Street	t. Adjacent to Grade II		
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability R	ating:	Green		
Legal Constraints  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Vacant land & buildings  Site does not face any known legal issues  Achievabilissues  Achievability Rating:  Green  Up to 5 years			5	Held by developer/wil	ling own	•				
Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years			5	Vacant land & building	gs					
Planning Permission or Allocation Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  5  Up to 5 years	Legal Constraints		5	Site does not face any	known l	egal issues				
Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  5  Up to 5 years	-		N/A	•						
Achievability Criteria:     Achievability Rating:     Green       Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	9									
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability				_					
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Achievability Criteria:					Achievability	Rating:	Green		
Timescale for Deliverability 5 Up to 5 years			5	Development is likely	viable		- 0	1		
				·						
COMMents on Achievability	Comments on Achievability		-	<u>.                                      </u>						

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
21SHELAA3								
Site Address:	Land I	North O	f Peartree Cottage, Br	aintree Road, Little Walth	am, Chelm	sford		
Parish:	Little '	Walthar	n	Total Score:	103			
Developable Site Area	0.5			Reason for				
(ha):				discounted areas:				
Potential Yield:	10			Typology:	5			
Proposed Use:	Reside	ential		Comments on the size				
<u> </u>				of site:	.•			
Suitability Criteria:		I _	61.	Suitability Ra		Amber		
Proximity to Employment A	Areas	5	,	existing/proposed employme				
Impact on Retail Areas		5	Chelmsford City Centr	t result in the loss of establis e, South Woodham Ferrers T	-			
Proximity to the Workplace		5	Neighbourhood Centr	es king distance of an employm	ent allocatio	n		
Public Transport	<u> </u>	5		alking distance of one or mor				
PROW and Cycling Connect	ivity	0		to either an existing PROW or		ork		
Vehicle Access		3		onstraints that would likely p	•			
				ss into/adjacent to the site				
Strategic Road Access		N/A						
Designated Heritage Assets	5	5		any designated heritage asse				
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	•	rding Area. S	ite is not within a		
Defined Open Space		5		n an area defined as Open Sp	ace an exist	ing/proposed Country		
·			Park or 'Other' Green		acc, arr exist	mg, proposed country		
Green Belt & Green Wedge	<u>;</u>	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0		Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
			Grade 2 or Grade 3	on after the self of dealers had a				
Protected Natural Features	5	5		m of any locally designated printernational/national desig				
Flood Risk Constraints		5	Site is wholly within Fl		natea protec	stea natural reatures		
Air Quality Management A	reas	5	·	m from a designated AQMA				
Ground Condition Constrai		5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	l for mitigation	on		
Proximity to Key Services		0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City		
Community Facilities		5		ot result in the loss of nor pu				
				ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		Ontoid	recreation facility e of DSB. In range of bus	stons				
Comments on Suitability		Outsia	e or Dob. III range or bus		) ations:	Cuaar		
Availability Criteria:		I -	Hold by James 1 2 2 2	Availability R	ating:	Green		
Land Ownership		5	Vacant land & building	ling owner/public sector				
Land Condition		5	Site does not face any known legal issues					
Legal Constraints Planning Permission or		N/A	Site does not race ally	VIIOMII IERai 192062				
Allocation		IN/A						
Comments on Availability								
Achievability Criteria:		•		Achievability	Rating:	Green		
Viability		5	Development is likely			1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference:			RAG Rating:	Green	20	0 May 2022	
21SHELAA4					5	0 May 2023	
Site Address:	Land A	At Ilgars	Farm West Of Willow	Grove, South Woodham	Ferrers, Ch	elmsford, Essex	
Parish:	South	Woodh	am Ferrers	Total Score:	108		
Developable Site Area	54.978	3		Reason for	Electricity	lines (0.182ha)	
(ha):				discounted areas:			
Potential Yield:	862			Typology:	26		
Proposed Use:	Reside	ential		Comments on the size			
				of site:		1	
Suitability Criteria:			T	Suitability Ra		Green	
Proximity to Employment A	Areas	5		existing/proposed employme			
Impact on Retail Areas		0	•	esult in the loss of established	•		
			Neighbourhood Centr	e, South Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	<u> </u>	5	•		ent allocation		
Public Transport		5	Site is within 2km walking distance of an employment allocation  Site is within 400m walking distance of one or more services				
PROW and Cycling Connect	ivity	5		alking distance to either a PRO		network	
Vehicle Access		5		g vehicle access into/adjacen			
Strategic Road Access		N/A		. ,			
Designated Heritage Assets	<u> </u>	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A		5		any non-designated heritage			
Archaeological Assets		5	Site is not thought to	contain any assets of archaec	logical inter	est	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site	is within a Minerals Safegua	rding Area. S	ite is not within a	
			Minerals or Waste Co	nsultation Area			
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country		
			Park or 'Other' Green	Space n the Metropolitan Green Bel	t or Groon M	Jodgo	
Green Belt & Green Wedge Land Classification	:	5		Greenfield and primarily with			
Land Classification		U	Grade 2 or Grade 3	dieeimeid and primarily with	iiii tile lallu t	liassification/s. Grade 1,	
Protected Natural Features	;	5		m of any locally designated p	rotected nat	tural features and in	
				international/national desig	•		
Flood Risk Constraints		4		Illy within Flood Zone 2, with	the remaind	er in Flood Zone 1	
Air Quality Management A		5		m from a designated AQMA			
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints  Site is within 2km walking distance of all services and/or the City Centre/South				
Proximity to Key Services		3	Woodham Ferrers Tov	=	nd/or the Cit	y Centre/South	
Community Facilities		3		out additional strain on but no	ot result in th	ne loss of on an	
community rucinties			•	ool/healthcare facility/place			
			recreation facility				
Comments on Suitability		Outsid	e of DSB. In range of bus	s stops. Vehicular access via V	Villow Grove	. Small part of site in FZ2.	
<b>Availability Criteria:</b>				Availability R	ating:	Green	
Land Ownership		3		on to purchase site or collabo	rate with exi	sting owner	
Land Condition		5	Vacant land & building	gs	<u></u>		
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A					
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>				Achievability	Rating:	Green	
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years	<u> </u>			
Comments on Achievability	,						

SHELAA Reference: 21SHELAA5			RAG Rating:	Gree	en	3	0 May 2023	
Site Address:	Land No	orth O	f Sandon Lodge, Woo	dhill Ro	ad, Sandon, Chelm	sford, Esse	x	
Parish:	Sandon				Score:	89		
Developable Site Area	22.08			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	0			Typol	ogy:	33+34		
Proposed Use:	Employ	ment		Commof site	nents on the size e:		e is potentially suitable ployment use	
Suitability Criteria:					Suitability Ra	ting:	Green	
Proximity to Employment A	Areas	N/A			•			
Impact on Retail Areas		N/A						
Proximity to the Workplace	<u>.</u>	N/A						
Public Transport		5	Site is within 400m w	alking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m w	alking dis	tance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enablin					
Strategic Road Access		4	Site has direct access	to or is a	djacent to a primary	road netwo	rk	
Designated Heritage Assets	;	5	Site does not contain	any desig	gnated heritage asse	ts		
Non-Designated Heritage A	5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain a	iny assets of archaed	logical inter	est		
Minerals & Waste Constrain	nts	2		-		_	ding Area and requires Resource Assessment	
Defined Open Space		5		n an area			ing/proposed Country	
Green Belt & Green Wedge	1	5	Site does not lie withi		tropolitan Green Be	t or Green V	Vedge	
Land Classification		0					classification/s: Grade 1,	
Protected Natural Features	1	3		natural f	eature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is r	not expe	ted to be required			
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would r existing/proposed sch recreation facility		•			
Comments on Suitability		Outsid	e of DSB.					
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		3	Promoter has an option	on to pur				
Land Condition		5	Vacant land & buildin	gs				
Legal Constraints		5	Site does not face any	/ known l	egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
Viability		5	Development is likely	viable	Acinevability	naung.	Jieen	
Timescale for Deliverability	,	5	Up to 5 years	VIUDIC				
Comments on Achievability		J	op to 5 years					
Comments on Acmevability								

SHELAA Reference: 21SHELAA7			RAG Rating:	Red		3	0 May 2023
Site Address:	Land	Couth M	lest Of Hayes Leisure I	Park Hayos Char	o Pattler	hridge Wie	ckford Eccoy
Parish:	Retter		est Of Hayes Leisure	Total Score:	e, battles	90	ckioiu, Lssex
Developable Site Area	36.13			Reason for			ine and Buffer
(ha):	30.13.	,		discounted are	as:	(0.355ha)	
Potential Yield:	443			Typology:		27	
Proposed Use:	Reside	ential		Comments on	the size		
'				of site:			
Suitability Criteria:				Suita	bility Ra	ting:	Red
Proximity to Employment A	reas	5	Site is outside of any e				
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South Woodhar		-	
Proximity to the Workplace	<u>:</u>	5	Site is within 2km wall	king distance of an	employme	ent allocatio	n
Public Transport		5	Site is within 400m wa				
<b>PROW and Cycling Connect</b>	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle access int	o/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	<u> </u>	5	Site does not contain a				
Non-Designated Heritage A	ssets	5	Site does not contain a				
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest  Site is wholly or partially within an identified Minerals Safeguarding Area and requires				
Minerals & Waste Constrain	nts	2	further assessment to	be undertaken in	the form o	f a Minerals	Resource Assessment
Defined Open Space		5	Park or 'Other' Green	Space			ing/proposed Country
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) li	es within tl	ne Metropol	itan Green Belt or Green
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,
<b>Protected Natural Features</b>		0	Site partially or wholly	comprises of one	or more p	rotected nat	ural features
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3				
Air Quality Management A	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation  Site is in excess of 2km walking distance of one or more services and the City				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	•		nore service	s and the City
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		Roach	e of DSB. In range of bus Estuaries (SSSI), SAC ama ery. SOPC000017 Priorit	d Special Protectio	n Area/Ra		rnham Road. Crouch and partially within the site
Availability Criteria:					ability R	ating:	Green
Land Ownership		5	Held by developer/wil			- 3-	1
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any		S		
Planning Permission or Allocation		N/A	<u>'</u>				
Comments on Availability							
Achievability Criteria:				Achie	vability	Rating:	Green
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				

SHELAA Reference:			RAG Rating:	Green	3	0 May 2023		
21SHELAA9								
Site Address:				South Woodham Ferrers		d, Essex		
Parish:		Woodh	am Ferrers	Total Score:	114			
Developable Site Area	1.34			Reason for				
(ha):				discounted areas:	_			
Potential Yield:	30			Typology:	4			
Proposed Use:	Reside	ential		Comments on the size				
Cuitabilita Cuitania				of site:	*:	Cuan		
Suitability Criteria:		-	Cita is autsido of any a	Suitability Ra		Green		
Proximity to Employment A	areas	5	Site is outside of any existing/proposed employment allocation  Development does not result in the loss of established shops and services within					
Impact on Retail Areas		5	•	e, South Woodham Ferrers T	-			
Proximity to the Workplace	•	5		king distance of an employm	ent allocation	า		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		3		onstraints that would likely p	revent the in	plementation of a route		
			to enable vehicle acce	ss into/adjacent to the site				
Strategic Road Access		N/A	<u> </u>					
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets  Site is not thought to contain any assets of archaeological interest					
Archaeological Assets		5	•	contain any assets of archaed is within a Minerals Safegua				
Minerals & Waste Constrai	nts	5	Minerals or Waste Co		rding Area. S	ite is not within a		
Defined Open Space		5		n an area defined as Open Sp	ace, an exist	ing/proposed Country		
zeimeu open opuee			Park or 'Other' Green		,	6, p = p = = = = = , p		
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	/edge		
Land Classification		0		Greenfield and primarily with	nin the land o	lassification/s: Grade 1,		
Donate at a d National Frankisco		_	Grade 2 or Grade 3	m of any locally designated p	aratastad na	tural factures and in		
Protected Natural Features	;	5		international/national designated p				
Flood Risk Constraints		5	Site is wholly within Fl	-	,			
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrai		5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	y Centre/South		
Community Facilities		3		ut additional strain on but no				
				ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		Outside	recreation facility e of DSB. In range of bus	stons				
Comments on Suitability  Availability Criteria:		Cutsiu	C O. DOD. III range of bus	Availability F	Pating	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	atilig.	Green		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or		N/A						
Allocation		'','`						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

Parish: Soil Developable Site Area (ha): 0.1 Potential Yield: 4	sidential  5 5 5 0 5 N/A 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Site is outside of any e Development does no Chelmsford City Centra Neighbourhood Centra Site is within 2km wall Site is within 400m wa Site is not connected t	Reason for discounted areas: Typology: Comments on the size of site:  Suitability Reason to the size of site:  Suitabil	103  19  ating: nt allocation hed shops ar own Centre ent allocation	nd services within	
Parish: Solution Developable Site Area (ha): Potential Yield: 4 Proposed Use: Re  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	sidential  5 5 5 0 5 N/A 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Site is outside of any e Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	Reason for discounted areas: Typology: Comments on the size of site:  Suitability Reason to the size of site:  Suitabil	19 ating: nt allocation hed shops ar fown Centre	nd services within	
Developable Site Area (ha): Potential Yield: Proposed Use: Re  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 0 0 5 N/A 5 5 5 5	Site is outside of any e Development does no Chelmsford City Centra Neighbourhood Centra Site is within 2km wall Site is within 400m wa Site is not connected t	Reason for discounted areas: Typology: Comments on the size of site: Suitability Reason and the size of site: Suitability Reason and the size of site: Suitability Reason and size of site of	19 ating: nt allocation hed shops ar fown Centre	nd services within	
(ha):  Potential Yield: 4 Proposed Use: Re  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5   5   5   5   0   5   N/A   5   5   5   5   5   5   5   5   5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	discounted areas: Typology: Comments on the size of site:  Suitability Raexisting/proposed employment result in the loss of establises, South Woodham Ferrers Tesking distance of an employmalking distance of one or more	nt allocation hed shops ar own Centre	nd services within	
(ha):  Potential Yield: 4 Proposed Use: Re  Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets	5 5 5 5 0 0 5 N/A 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establiste, South Woodham Ferrers Tesking distance of an employmalking distance of one or more	nt allocation hed shops ar own Centre	nd services within	
Proposed Use: Re  Suitability Criteria:  Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	5 5 5 5 0 0 5 N/A 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	Comments on the size of site:  Suitability Raexisting/proposed employment result in the loss of establise, South Woodham Ferrers Tesking distance of an employmalking distance of one or more	nt allocation hed shops ar own Centre	nd services within	
Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	5 5 5 5 0 0 5 N/A 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	of site:  Suitability Ra existing/proposed employme at result in the loss of establis e, South Woodham Ferrers T es king distance of an employm alking distance of one or mor	nt allocation hed shops ar own Centre ent allocation	nd services within	
Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	5 5 5 0 5 N/A 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	Suitability Ra existing/proposed employme of result in the loss of establis re, South Woodham Ferrers T es king distance of an employmalking distance of one or mor	nt allocation hed shops ar own Centre ent allocation	nd services within	
Proximity to Employment Areas Impact on Retail Areas  Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	5 5 5 0 5 N/A 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	existing/proposed employme of result in the loss of establis re, South Woodham Ferrers T es king distance of an employm alking distance of one or mor	nt allocation hed shops ar own Centre ent allocation	nd services within	
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	5 5 5 0 5 N/A 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	ot result in the loss of establis re, South Woodham Ferrers T es king distance of an employm alking distance of one or mor	hed shops ar own Centre ent allocation	nd services within	
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	5 5 0 5 N/A 5 5 5	Chelmsford City Centri Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is not connected t	e, South Woodham Ferrers T es king distance of an employm alking distance of one or mor	own Centre		
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	5 0 5 N/A 5 s 5	Site is within 400m wa	alking distance of one or mor			
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	0 5 N/A 5 5 5	Site is not connected t	=		n	
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	5 N/A 5 s 5		to either an existing DROW of			
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	N/A 5 5	A route exists enabling		· ·	ork	
Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets	5 s 5	1	g vehicle access into/adjacen	t to the site		
Non-Designated Heritage Asset Archaeological Assets	s 5					
Archaeological Assets			any designated heritage asse			
			any non-designated heritage			
Minerals & Waste Constraints	5		contain any assets of archaec			
	5	Minerals or Waste Cor				
Defined Open Space	5	Park or 'Other' Green	_			
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	0	Site is predominantly ( Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3		e of any protected natural fe			
		designated protected designated protected	natural feature or within 500	om of an inte	rnational/national	
Flood Risk Constraints	5	Site is wholly within Fl				
Air Quality Management Areas	5	· · · · · · · · · · · · · · · · · · ·	m from a designated AQMA			
Ground Condition Constraints	5	Ground treatment is n	not expected to be required			
Neighbouring Constraints	5	Site has no neighbouri	ing constraints			
Proximity to Key Services	0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City	
Community Facilities	5	Development would n	not result in the loss of nor pu nool/healthcare facility/place			
Comments on Suitability	Adjace	nt to DSB. In range of bu	us stops.			
Availability Criteria:			Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wil	lling owner/public sector			
Land Condition	5	Vacant land & buildings				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or	N/A	•				
Allocation						
Comments on Availability	Curren	tly part of a residential g	garden			
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability						

Parish:	SHELAA Reference: 21SHELAA11			RAG Rating:	Amk	er	3	0 May 2023	
Parish: Roxwell Total Score: 82  Developable Site Area (hg): 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for Electricity substation (0.001ha) discounted areas: 9.38 Reason for the site Size of site of Electricity substation for all employment use for site of Size of Size of Size of Size of 400m valking distance from all services PROW or cycle network. Proximity to the Workplace Proximity to the Workplace Access 10 Reason and Electricity Reason and Electricity Reason Rea	Site Address:	Nover	a Gener	ation, Roxwell Quarr	y, Boyto	n Cross, Roxwell, (	Chelmsford	, Essex, CM1 4LT	
Potential Yield: 0   Typology: 33+34   Fropology: 33+34   Fropology: Employment   Comments on the size of site is potentially suitable of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Amber   Froximity to Employment Areas   N/A   Froximity to Employment Areas   N/A   Froximity to Employment Areas   N/A   Froximity to the Workplace   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity for the Workplace   N/A   Froximity to Key Services   N/A   Froximity for the Workplace   N/A   Froximity to Key Services   N/A   Froximity for the Workplace   N/A   Fro	Parish:				_				
Potential Yield: 0   Typology: 33+34   Fropology: 33+34   Fropology: Employment   Comments on the size of site is potentially suitable of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Amber   Froximity to Employment Areas   N/A   Froximity to Employment Areas   N/A   Froximity to Employment Areas   N/A   Froximity to the Workplace   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity to Key Services   N/A   Froximity for the Workplace   N/A   Froximity to Key Services   N/A   Froximity for the Workplace   N/A   Froximity to Key Services   N/A   Froximity for the Workplace   N/A   Fro	Developable Site Area	9.38			Reasc	n for	Electricity	substation (0.001ha)	
Proposed Use:   Employment   Comments on the size of site is potentially suitable of site:   Size of site is potentially suitable of site:   Suitability Criteria:   Amber					disco	ınted areas:	,	, ,	
Suitability Criteria:  Suitability Criteria:  Suitability Rating:  Amber  Proximity to Employment Areas N/A Impact on Retail Areas N/A Proximity to the Workplace N/A Public Transport O Site is in excess of 400m walking distance from all services  PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access Strategic Road Access Strategic Road Heritage Assets Site does not contain any on-1s adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road Designated Heritage Assets Site does not contain any on-designated heritage assets Archaeological Assets Site does not contain any and-esignated heritage assets Archaeological Assets Site does not contain any and-esignated princal assets Archaeological Assets Site does not contain any assets of archaeological interest Minerals & Waste Constraints Site does not contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an area defined as Open Space, an existing/proposed Country Parks or 'Other Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Parks or 'Other Green Space Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities Site does not face any known legal issues N/A Abilevability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Second Parks	Potential Yield:	0			Typol	ogy:	33+34		
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Emplo	yment		Comn	nents on the size	Size of site	e is potentially suitable	
Proximity to Employment Areas N/A Impact on Retail Areas N/A Public Transport 0 Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling welvice access into/dajacent to the site Strategic Road Access 5 A route exists enabling welvice access into/dajacent to the site Strategic Road Access 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site is in excess of 300m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is in excess of 500m of and esignated AQMA Ground Condition Constraints N/A Ground Condition Constraints N/A Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Outside of DSB. Priority 4 Contaminared Land Scooodoo.  Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteri					of site	<b>:</b> :	for all em	ployment use	
Impact on Retail Areas   N/A   Proximity to the Workplace   N/A	Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to the Workplace   N/A   Public Transport   0   Site is in excess of 400m walking distance from all services   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   5   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   0   Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a Proad   Designated Heritage Assets   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Non-Designated Heritage Assets   5   Site is not within a more affered as of a carbaeological interest   Minerals & Waste Constraints   5   Site does not contain any name of a carbaeological interest   Minerals & Waste Constraints   5   Site does not it ewithin a marea defined as Open Space, an existing/proposed Country   Park or 'Other' Green Space   5   Site does not lie within a marea defined as Open Space, an existing/proposed Country   Park or 'Other' Green Space   5   Site does not lie within in a marea defined as Open Space, an existing/proposed Country   Park or 'Other' Green Space   5   Site does not lie within in a marea defined as Open Space, an existing/proposed Country   Park or 'Other' Green Space   5   Site does not lie within in a marea defined as Open Space, an existing/proposed Country   Park or 'Other' Green Space   5   Site does not lie within in a marea defined as Open Space, an existing/proposed Constraints   5   Site is is in excess of 500m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features   Protected Natural Features   5   Site is in excess of 500m from a desig	Proximity to Employment A	Areas	N/A						
Public Transport  PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling wehicle access into/adjacent to the site  Strategic Road Access  O Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road network, a safeguarded retrage assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site does not contain any non-designated and printage assets  Archaeological hiteres  Site does not toottain any assets of archaeological interest network prints of the site in the detropolitan Green Belt or Green Wedge  Site does not lie within an area defined as Open Space, an existing/proposed Country network of Order Green Space  Site is predominantly Greenfield and primarily within the land classificati									
PROW and Cycling Connectivity  5   Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5   A route exists enabling wehicle access into/adjacent to the site  Strategic Road Access  10   Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road  Designated Heritage Assets  5   Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5   Site does not contain any non-designated heritage assets  Archaeological Assets  5   Site does not contain any non-designated heritage assets  Archaeological Assets  5   Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  6   Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5   Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5   Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  N/A  Proximity to Key Services  N/A  Community Facilities  5   Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Community Facilities  5   Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Community Facilities  5   Development is likely island uses  Planning Permission or N/A  Allocation  N/A  Site does	Proximity to the Workplace	<u>;</u>	N/A						
Vehicle Access   5	Public Transport		0	Site is in excess of 400	Om walki	ng distance from all s	services		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access 0 Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road on the primary road network, a safeguarded trunk road or a B-road on the primary road network, a safeguarded trunk road or a B-road on the primary road network, a safeguarded trunk road or a B-road on the primary road network of the primary road network, a safeguarded trunk road or a B-road on the primary road network of the primary road network, a safeguarded trunk road or a B-road on the primary road network of the primary road network, a safeguarded trunk road or a B-road on the primary road network of the primary road network, as for grand a B-road on the primary road network, as for grand a B-road on the primary road network, as for grand a B-road on the primary road network road on the primary road network road on the primary road network road road on the primary road network road road road road road road road road	PROW and Cycling Connect	ivity	5	Site is within 100m w	alking dis	tance to either a PR	OW or cycle i	network	
Strategic Road Access    O Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road  Designated Heritage Assets    Site does not contain any designated heritage assets  Non-Designated Heritage Assets    Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints    Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints    Defined Open Space    Site does not lie within an Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space    Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Bace  Green Belt & Green Wedge    Land Classification    Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features    Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints    Site is in excess of 500m from a designated AQMA  Ground Condition Constraints    N/A  Ground Condition Constraints    N/A  Community Facilities    Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability    Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria:    Land Ownership    Land Condition    Site does not lie within an area defined as Open Space, an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation afacility  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability    Site does not face any known legal issues  Planning Permission		,	5	A route exists enablin	g vehicle	access into/adjacen	t to the site		
Non-Designated Heritage Assets  S Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m form a designated AQMA  Ground Condition Constraints  N/A  Proximity to Key Services  N/A  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Ownership  5 Held by developer/willing owner/public sector  Land Ownership  5 Site does not face any known legal issues  Planning Permission or  N/A  Allocation  5 Development is likely viable  Timescale for Deliverability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Strategic Road Access		0			,	trategic road	network, primary road	
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints N/A  Proximity to Key Services N/A  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 1 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Availability Site currently used for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Designated Heritage Assets	5	5	Site does not contain	any desig	nated heritage asse	ts		
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints  N/A  Proximity to Key Services  N/A  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria:  Land Ownership  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Achievability Rating: Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Non-Designated Heritage A	ssets	5	Site does not contain	any non-	designated heritage	assets		
Defined Open Space    Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Green Belt & Green Wedge	Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaec	ological intere	est	
Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints N/A Proximity to Key Services N/A Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation  Comments on Availability Site currently used for other purposes.  Achievability Criteria: Achievability Rating: Yellow Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Minerals & Waste Constrain	nts	5			•	rding Area. S	ite is not within a	
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  S Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  S Site is wholly within Flood Zone 1  Air Quality Management Areas  S Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  N/A  Proximity to Key Services  N/A  Community Facilities  S Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria:  Availability Rating:  Green  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Achievability Rating:  Yellow  Viability  S Development is likely viable  Timescale for Deliverability  4 Over 5 years	Defined Open Space		5			defined as Open Sp	ace, an exist	ing/proposed Country	
Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  0 Ground treatment is expected to be required on the majority (90% or more) of the site  Neighbouring Constraints  N/A  Proximity to Key Services  N/A  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Achievability Rating: Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Green Belt & Green Wedge	<u> </u>	5	Site does not lie withi	n the Me	tropolitan Green Be	lt or Green W	/edge	
excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5   Site is wholly within Flood Zone 1	Land Classification		0		Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,	
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 0 Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints N/A  Proximity to Key Services N/A  Community Facilities 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Site currently used for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Protected Natural Features		5						
Ground Condition Constraints  Neighbouring Constraints  N/A  Proximity to Key Services  N/A  Community Facilities  5  Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria:  Land Ownership  Land Condition  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Achievability Rating:  Yellow  Yellow  Timescale for Deliverability  4  Over 5 years	Flood Risk Constraints		5						
Neighbouring Constraints  N/A  Proximity to Key Services  N/A  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Achievability Criteria:  Viability  Sector  Achievability Rating:  Yellow  Viability  Sector  Achievability Rating:  Yellow  Viability  Over 5 years	Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Proximity to Key Services  N/A  Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability  Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  3 Low intensity land uses  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Ground Condition Constrain	nts	0	Ground treatment is e	expected	to be required on th	e majority (9	90% or more) of the site	
Community Facilities  5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	<b>Neighbouring Constraints</b>		N/A						
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Priority 4 Contaminared Land SC000006.  Availability Criteria:  Land Ownership  S  Held by developer/willing owner/public sector  Land Condition  S  Low intensity land uses  Legal Constraints  S  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Viability  S  Development is likely viable  Timescale for Deliverability  4  Over 5 years	Proximity to Key Services		N/A						
Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  Availability Rating:  Site does not face any known legal issues  N/A  Allocation  Achievability Rating:  Achievability Rating:  Yellow  Yellow  Over 5 years	Community Facilities		5	existing/proposed sch					
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently used for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Comments on Suitability		Outsid		taminare	d Land SC000006.			
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently used for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Availability Criteria:					Availability R	ating:	Green	
Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	•		5	Held by developer/wi	lling own			1	
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Site does not face any known legal issues  N/A  Achievabilisues  Achievability Rating:  Yellow  Over 5 years				3 Low intensity land uses					
Planning Permission or Allocation  Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years						egal issues			
Comments on Availability  Site currently used for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Planning Permission or			· · · · · · · · · · · · · · · · · · ·					
Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  4  Over 5 years			Site cu	rrently used for other p	urposes.				
Viability     5     Development is likely viable       Timescale for Deliverability     4     Over 5 years						Achievability	Rating:	Yellow	
Timescale for Deliverability 4 Over 5 years	•		5	Development is likely	viable			1	
		,							
COMMISSION OF A COMMISSION OF	Comments on Achievability		•	,					

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
21SHELAA14	1							
Site Address:			f Steepleview, Butts G	reen Road, Sandon, Che				
Parish:	Sando	n		Total Score:	104			
Developable Site Area	3.12			Reason for				
(ha):				discounted areas:				
Potential Yield:	61			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size of site:				
0 11 1111 0 11 1				1				
Suitability Criteria:			T a	Suitability R		Amber		
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation  Development does not result in the loss of established shops and services within					
Impact on Retail Areas		5	· ·	e, South Woodham Ferrers	•			
Proximity to the Workplace	<u> </u>	0	Site is in excess of 2km walking distance of an employment allocation					
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connect	ivity	5		alking distance to either a PF	-			
Vehicle Access		3		onstraints that would likely p ss into/adjacent to the site	prevent the in	nplementation of a route		
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage ass				
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5		contain any assets of archae				
Minerals & Waste Constrai	nts	5	Minerals or Waste Co	is within a Minerals Safegu nsultation Area	arding Area. S	offe is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but r ool/healthcare facility/place	e of worship/s	sports, leisure, or		
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. Potential vehicular f	rom Butt's Gr	een Road.		
Availability Criteria:				Availability	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & buildings					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievabilit	y Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Amber	30	0 May 2023		
21SHELAA16								
Site Address:			Tally Ho, Sandon Hal	l Bridleway, Sandon, Che		sex		
Parish:	Sando	n		Total Score:	102			
Developable Site Area	1.81			Reason for				
(ha):	44			discounted areas:				
Potential Yield:	41			Typology:	3			
Proposed Use:	Reside	ntiai		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	rasc	5	Site is outside of any e	xisting/proposed employme		Allibei		
Impact on Retail Areas	ii Cas	5	·	t result in the loss of establis		nd services within		
Impact on Netali Areas		5	-	e, South Woodham Ferrers	-			
			Neighbourhood Centre			, 0		
Proximity to the Workplace	!	0	Site is in excess of 2km	n walking distance of an emp	oloyment allo	cation		
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5		lking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	y vehicle access into/adjacer	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets 5			Site does not contain a	any designated heritage asse	ets			
Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets					
Archaeological Assets 5			Site is not thought to o	contain any assets of archae	ological intere	est		
Minerals & Waste Constraints 5				is within a Minerals Safegua	arding Area. S	ite is not within a		
			Minerals or Waste Cor			. /		
Defined Open Space 5			Park or 'Other' Green	n an area defined as Open Sp Space	bace, an exist	ing/proposed Country		
Green Belt & Green Wedge 5				the Metropolitan Green Be	lt or Green W	Vedge		
Land Classification		0		Greenfield and primarily wit				
			Grade 2 or Grade 3					
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre					
Community Facilities		3	·	ut additional strain on but n	ot result in th	ne loss of on an		
Community racinties		3		ool/healthcare facility/place				
			recreation facility		•			
Comments on Suitability		Within	DSB. In range of bus sto	ps. TPO/1992/001 within th	e site.			
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		4	Established single use					
Legal Constraints		5 Site does not face any known legal issues						
Planning Permission or		N/A						
Allocation		Sito cu	rrently used for other pu	arnose espera				
Comments on Availability		Jile Cu	remay used for other pu	•	. Datina	Croon		
Achievability Criteria:		_	Douglass and 15 19 cl	Achievability	/ Kating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

excess of 500m of any international/national designated protected natural feature Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.	SHELAA Reference:			RAG Rating:	Amber	2	0 May 2022		
Parish: Bicknacre 1.18 Reason for discounted areas:  Potential Yield: 26 Typology: 4  Proposed Use: Residential Comments on the size of site:  Suitability Criteria: Suitability Rating: Amber  Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas 5 Development does not result in the loss of established shops and services within chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation Neighbourhood Centres  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation Neighbourhood Centres  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation Neighbourhood Centres  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation on the site Strategic Road Access 10 Site is not connected to either an existing PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access 5 N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Space 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m o	21SHELAA17					3	U IVIAY 2023		
Developable Site Area (ha):   26	Site Address:	Land A	At Fultor	ns Farm, Lodge Road,	Bicknacre, Chelmsford, Es	ssex			
Comments on the size   Comments on the size   Comments on the size   Comments on the size   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Amber	Parish:	Bickna	icre		Total Score:	96			
Potential Yield: 26 Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber  Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  PBOW and Cycling Connectivity 0 Site is in excess of 400m walking distance of an employment allocation  PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network  Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site does not contain any non-designated heritage assets  Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 5 Site is ne excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international feature and excess of 500m of any international feature and excess of 500m of any international feature and excess of 500m of	Developable Site Area	1.18			Reason for				
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Amber	(ha):				discounted areas:				
Suitability Criteria:  Site is outside of any existing/proposed employment allocation Impact on Retail Areas  5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  O Site is in excess of 2km walking distance of an employment allocation  Public Transport  O Site is in excess of 400m walking distance from all services  PROW and Cycling Connectivity O Site is not connected to either an existing PROW or cycle network  Vehicle Access  S A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets S Site does not contain any designated heritage assets  Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets  Non-Designated Heritage Assets S Site does not contain any assets of archaeological interest  Minerals & Waste Constraints S Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints S Site does not lie within a mineral Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification S Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of						4			
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Reside	ential						
Proximity to Employment Areas    Site is outside of any existing/proposed employment allocation   Impact on Retail Areas					1		T		
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	•		ı	Г	•				
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  O Site is in excess of 2km walking distance of an employment allocation  Public Transport  O Site is in excess of 400m walking distance from all services  PROW and Cycling Connectivity  O Site is not connected to either an existing PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assignated heritage assets  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		reas		•					
Proximity to the Workplace  Proximity to the Workplace  O  Site is in excess of 2km walking distance of an employment allocation  Public Transport  O  Site is in excess of 400m walking distance from all services  PROW and Cycling Connectivity  O  Site is in excess of 400m walking distance from all services  PROW and Cycling Connectivity  Vehicle Access  5  A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5  Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5  Site does not contain any non-designated heritage assets  Archaeological Assets  5  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5  Site does not lie within an area defined as Open Space, an existing/proposed Courpark or 'Other' Green Space  Green Belt & Green Wedge  5  Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  O  Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  5  Site is in excess of 500m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international designated protected natural features  Flood Risk Constraints  5  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5  Site is in excess of 50m rom a designated AQMA  Ground Condition Constraints  5  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on S	Impact on Retail Areas		5	•		-			
Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation  Public Transport 0 Site is in excess of 400m walking distance from all services  PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network  Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of mor and designated protected natural features and excess of 500m from a designated AQMA  Foround Condition Constraints 5 Site is in excess of 500m from a designated AQMA  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility				-		own centre	or any designated		
Public Transport 0 Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features and in Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility	Proximity to the Workplace		0	•		loyment allo	cation		
PROW and Cycling Connectivity  Vehicle Access  5									
Vehicle Access5A route exists enabling vehicle access into/adjacent to the siteStrategic Road AccessN/ADesignated Heritage Assets5Site does not contain any designated heritage assetsNon-Designated Heritage Assets5Site does not contain any non-designated heritage assetsArchaeological Assets5Site is not thought to contain any assets of archaeological interestMinerals & Waste Constraints5Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation AreaDefined Open Space5Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green SpaceGreen Belt & Green Wedge5Site does not lie within the Metropolitan Green Belt or Green WedgeLand Classification0Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3Protected Natural Features5Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features in excess of 500m from a designated AQMAFlood Risk Constraints5Site is in excess of 500m from a designated AQMAGround Condition Constraints5Site is in excess of 500m from a designated AQMAReighbouring Constraints5Site has no neighbouring constraintsProximity to Key Services0Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town CentreComments on Su		ivity					ork		
Designated Heritage Assets  Non-Designated Heritage Assets  Site does not contain any designated heritage assets  Archaeological Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Defined Open Space  Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  Osite is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is nexcess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and international designated protected natural features and excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  Osite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.		,			<del>_</del>				
Designated Heritage Assets5Site does not contain any designated heritage assetsNon-Designated Heritage Assets5Site does not contain any non-designated heritage assetsArchaeological Assets5Site is not thought to contain any assets of archaeological interestMinerals & Waste Constraints5Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation AreaDefined Open Space5Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green SpaceGreen Belt & Green Wedge5Site does not lie within the Metropolitan Green Belt or Green WedgeLand Classification0Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3Protected Natural Features5Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features and excess of 500m from a designated AQMAFlood Risk Constraints5Site is in excess of 500m from a designated AQMAGround Condition Constraints5Ground treatment is not expected to be requiredNeighbouring Constraints5Site has no neighbouring constraintsProximity to Key Services0Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town CentreCommunity Facilities3Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/					<del></del>				
Archaeological Assets    Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints	•			Site does not contain	any designated heritage asse	ts			
Archaeological Assets  Minerals & Waste Constraints  East than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  OSite is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features for Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Outside of DSB. Vehicular access from Lodge Road.	Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets			
Minerals & Waste Constraints  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  Osite is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features and in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  Osite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.	Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  OSite is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features for any locally Management Areas  Site is wholly within Flood Zone 1  Air Quality Management Areas  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.		nts	5		_	rding Area. S	Site is not within a		
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features and excess of 500m of any international/national designated protected natural features.  Flood Risk Constraints  Site is wholly within Flood Zone 1  Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.	Defined Open Space		5			ace, an exist	ing/proposed Country		
Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and excess of 500m of any international/national designated protected natural features from 2 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.	Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
excess of 500m of any international/national designated protected natural feature Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.	Land Classification		0		Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.	Protected Natural Features		5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features					
Ground Condition Constraints       5       Ground treatment is not expected to be required         Neighbouring Constraints       5       Site has no neighbouring constraints         Proximity to Key Services       0       Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre         Community Facilities       3       Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility         Comments on Suitability       Outside of DSB. Vehicular access from Lodge Road.	Flood Risk Constraints		5						
Neighbouring Constraints       5       Site has no neighbouring constraints         Proximity to Key Services       0       Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre         Community Facilities       3       Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility         Comments on Suitability       Outside of DSB. Vehicular access from Lodge Road.	Air Quality Management Ar	eas		Site is in excess of 500m from a designated AQMA					
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.	Ground Condition Constrain	nts		Ground treatment is not expected to be required					
Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.									
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Lodge Road.	, ,			Centre/South Woodha	am Ferrers Town Centre				
Comments on Suitability Outside of DSB. Vehicular access from Lodge Road.	Community Facilities		3	existing/proposed sch					
	Comments or Cuitability		Ontoid		ss from Lodgo Poad				
AVAIIADIIIIV LTIIPITA.   ///////////////////////////////////			Outside	e oi Dob. Velliculai acce		otina:	Groom		
	Availability Criteria:		l -	Light has described at 1.22	•	tating:	Green		
Land Ownership 5 Held by developer/willing owner/public sector									
Legal Constraints 5 Site does not face any known legal issues									
Planning Permission or N/A Allocation	•		IN/A						
Comments on Availability Site currently used for other purpose.			Site cu	rrently used for other pu	urpose.				
Achievability Criteria: Achievability Rating: Green				, ,	·	Rating:	Green		
Viability 5 Development is likely viable	•		5	Development is likely					
Timescale for Deliverability 5 Up to 5 years									
Comments on Achievability				· ·					

SHELAA Reference:			RAG Rating:	Amber	2	0.84 - 2022		
21SHELAA18					30	0 May 2023		
Site Address:	Kay-N	letzeler	Ltd, Brook Street, Che	elmsford, CM1 1UQ				
Parish:	Chelm	sford		Total Score:	89			
Developable Site Area	1.44			Reason for				
(ha):				discounted areas:				
Potential Yield:	147			Typology:	13			
Proposed Use:	Reside	ential		Comments on the size				
				of site:		T -		
Suitability Criteria:		ı		Suitability Ra		Amber		
Proximity to Employment Areas 0				located within an existing/p		•		
Impact on Retail Areas		5		t result in the loss of establis	•			
			Neighbourhood Centr	e, South Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	1	5	•	king distance of an employm	ent allocation	n		
Public Transport	<u> </u>	5		alking distance of one or mor				
PROW and Cycling Connect	ivitv	5		alking distance to either a PR		network		
Vehicle Access	, ,	5		g vehicle access into/adjacen				
Strategic Road Access		N/A		-				
Designated Heritage Assets		3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage A		5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets 5			Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constraints 0			Site is wholly or partia	lly within an identified Mine	rals Consulta	tion Area and/or Waste		
				ere safeguarded infrastructui	-			
D. C. 10 C			·	ld not have ceased prior to the				
Defined Open Space		5	Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge 5				n the Metropolitan Green Be	lt or Green W	Vedge		
Land Classification		5		Previously Developed Land				
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	0	Ground treatment is expected to be required on the majority (90% or more) of the site					
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		5		alking distance of all services	and/or the C	ity Centre/South		
			Woodham Ferrers Tov					
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place				
			recreation facility	ooi, neartheare racinty, place	or worship, s	ports, leisure, or		
Comments on Suitability			Urban Area. In range of	bus stops. Opposite Grade II				
		trees lo	ong New Street frontage	. Priority 4 Contaminated La	nd SOPC000	138.		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		3	Low intensity land uses					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or	or N/A							
Allocation		6.1						
Comments on Availability		Site cu	rrently used for other pu			1		
Achievability Criteria:				Achievability	Rating:	Amber		
Viability		0	Development is likely	unviable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: 21SHELAA19			RAG Rating:	Amk	er	3	0 May 2023		
Site Address:	Land S	outh W	est Of, Brook Hill, Litt	le Walt	nam. Chelmsford	l			
Parish:		Nalthan			Score:	90			
Developable Site Area	0.88			Reasc					
(ha):					inted areas:				
Potential Yield:	20			Typology: 4					
Proposed Use:	Reside	ntial		Comments on the size					
·				of site	<b>::</b>				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment Areas 5			Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		5	Development does not Chelmsford City Centro Neighbourhood Centro	e, South es	Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	)	0	Site is in excess of 2km				cation		
Public Transport		5	Site is within 400m wa	lking dis	tance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa						
Vehicle Access		0	There are visible const enable vehicle access i			ent the imple	ementation of a route to		
Strategic Road Access		N/A							
Designated Heritage Assets	3	Site is adjacent to one							
Non-Designated Heritage Assets 5			Site does not contain a						
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Cor	rsultatio	n Area				
Defined Open Space 0			The majority of the site existing/proposed Cou		·		ed as Open Space, an		
Green Belt & Green Wedge 0			The majority of the site Wedge	e (90% c	r more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification 0			Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	;	0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features		
Flood Risk Constraints		4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouring constraints						
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre						
Community Facilities		5		Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility					
Comments on Suitability		bounda	ary preventing possible a	nt to DSB. In range of bus stops. Residential development and greenspace along northern ary preventing possible access. Adjacent to Conservation Area. Natural Green Space d Access). Site wholly within Village Meadow (LoWS).					
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own	er/public sector				
Land Condition		5	5 Vacant land & buildings						
Legal Constraints 5 Site does not face any known legal issues									
Planning Permission or		N/A							
Allocation									
Comments on Availability				-					
<b>Achievability Criteria:</b>					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	•		-		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability	,								

SHELAA Reference:			RAG Rating:	Yellow	2	0.04 - 2022		
21SHELAA20			_		30	0 May 2023		
Site Address:	Land I	Rear Of	Owls, Waltham Road,	Boreham, Chelmsford	l .			
Parish:	Boreh	am		Total Score:	99			
Developable Site Area	5.17			Reason for				
(ha):				discounted areas:				
Potential Yield:	89			Typology:	2			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ting:	Yellow		
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5		t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	<u> </u>	5	Site is within 2km wal	king distance of an employm	ent allocation	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	0		to either an existing PROW o				
Vehicle Access		3		onstraints that would likely poss into/adjacent to the site	revent the im	nplementation of a route		
Strategic Road Access N/								
Designated Heritage Assets 5				any designated heritage asse				
Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets					
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest  Site is wholly or partially within an identified Minerals Consultation Area and/or Waste					
Minerals & Waste Constraints 0			Consultation Area who	Illy within an identified Miner ere safeguarded infrastructur Id not have ceased prior to th	re is permane	ent in nature or where the		
Defined Open Space	efined Open Space 5			n an area defined as Open Sp Space				
Green Belt & Green Wedge 5				n the Metropolitan Green Be	lt or Green W	Vedge		
Land Classification 0			Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3					
Protected Natural Features	;	0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3	Woodham Ferrers Tov					
Community Facilities		3		out additional strain on but no ool/healthcare facility/place				
Comments on Suitability			e of DSB. In range of bus DWS) immediately to the	s stops. TPO/2022/014 within west.	the site and	Boreham Road Gravel		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely			•		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: 21SHELAA21			RAG Rating:	Yellow		3	0 May 2023	
Site Address:	Land N	North O	<u>I</u> f Boreham Industrial I	Estate. Wal	tham Road. Bo	reham. Che	elmsford	
Parish:	Boreh			Total Sco		80		
Developable Site Area	1.8			Reason fo				
(ha):				discounte	ed areas:			
Potential Yield:	0			Typology	:	32+34		
Proposed Use:	Emplo	yment			ts on the size	Size of site is potentially suitable		
		,		of site:			ployment use	
Suitability Criteria:				S	uitability Ra	ting:	Yellow	
Proximity to Employment A	Areas	N/A			-			
Impact on Retail Areas N/A								
Proximity to the Workplace	9	N/A						
Public Transport		5	Site is within 400m wa	alking distan	ce of one or more	e services		
PROW and Cycling Connect	ivity	0	Site is not connected	to either an e	existing PROW or	cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle acc	ess into/adjacen	t to the site		
Strategic Road Access		0			•	rategic road	network, primary road	
		network, a safeguarde						
Designated Heritage Assets	5	Site does not contain						
Non-Designated Heritage A	ssets	5	Site does not contain	-				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest  Site is wholly or partially within an identified Minerals Consultation Area and/or Waste					
Minerals & Waste Constraints 0			, ,	,			tion Area and/or Waste ent in nature or where the	
						•	delivery of development	
Defined Open Space	5			•		ing/proposed Country		
20::::08 0 pc:::0p860	)	Park or 'Other' Green			*	571 7		
Green Belt & Green Wedge 5			Site does not lie within	n the Metro	oolitan Green Bel	t or Green V	Vedge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield a	nd primarily with	in the land o	classification/s: Grade 1,	
Protected Natural Features	<u> </u>	0	Site partially or wholly	y comprises o	of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		5	Ground treatment is not expected to be required					
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would n	not result in t	he loss of nor pu	t additional	strain on an	
			existing/proposed sch	ool/healthca	re facility/place	of worship/s	sports, leisure, or	
Commonts on Cuitability		Oritalia	recreation facility e of DSB. In range of bus	c stone Mahi	aular and sade -+-	rian access =	vailable from Furamin	
Comments on Suitability			e of DSB. In range of bus within site.	s stops. venii	Jular and pedesti	riari access a	valiable from Euromix.	
Availability Criteria:				Δ.	vailability R	ating:	Green	
Land Ownership		5	Held by developer/wil					
Land Condition		5	Vacant land & buildings					
Legal Constraints		5	5 Site does not face any known legal issues					
Planning Permission or		N/A						
Allocation								
Comments on Availability								
Achievability Criteria:				Δ	chievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Red	2	0 May 2022		
21SHELAA23					3	0 May 2023		
Site Address:	Land N	North Of	f Meadowgate, Stock,	Ingatestone, Essex				
Parish:	Stock			Total Score:	98			
Developable Site Area	0.77			Reason for				
(ha):				discounted areas:				
Potential Yield:	15			Typology:	5			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment Areas 5			Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
			•	e, South Woodham Ferrers T	own Centre	or any designated		
5			Neighbourhood Centre					
Proximity to the Workplace	!	0		n walking distance of an emp		cation		
Public Transport		0		Im walking distance from all		t al.		
PROW and Cycling Connect	ivity	5		alking distance to either a PRogression of the properties of the p		network		
Vehicle Access		N/A	A Toute exists enabling	g verilcie access into/aujacen	to the site			
Strategic Road Access	any designated heritage asse	tc						
Designated Heritage Assets 5  Non-Designated Heritage Assets 5				any non-designated heritage				
Non-Designated Heritage Assets 5  Archaeological Assets 5				contain any assets of archaed		oct		
			_	is within a Minerals Safegua				
Willerais & Waste Constraints			Minerals or Waste Co		ruing Area. 3	ite is not within a		
Defined Open Space 5			Site does not lie within	n an area defined as Open Sp	ace, an exist	ing/proposed Country		
			Park or 'Other' Green					
Green Belt & Green Wedge	!	0		e (90% or more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification		0	Wedge Site is predominantly	Greenfield and primarily with	nin the land o	lassification/s: Grade 1		
Lana Classification		"	Grade 2 or Grade 3	oreemera and primarily with	iiii tiite iaiia t	nassineation, s. Grade 1,		
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South					
0 11 5 1111		_		Woodham Ferrers Town Centre  Development would not result in the loss of nor put additional strain on an				
Community Facilities		5	•	ool/healthcare facility/place				
			recreation facility	ooi, ileatificare racine, place	or worsing, s	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Comments on Suitability			nt to DSB. In range of bu	ıs stops. Vehicular access fro	m Meadowg	ate. TPO/2001/105 on		
		northe	rn part of site (Woodlan	,				
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		5	Vacant land & buildings					
Legal Constraints		5						
Planning Permission or								
	Allocation							
Comments on Availability								
<b>Achievability Criteria:</b>				Achievability	Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

Parish: I Developable Site Area (ha): Potential Yield: S Proposed Use: I  Suitability Criteria:	Danbu 0.57 11 Reside	ry	St Cleres Cottages, Ma	in Road, Danbury, Chelm. Total Score: Reason for discounted areas: Typology:	sford 102	0 May 2023	
Parish:  Developable Site Area (ha):  Potential Yield:  Proposed Use:  Suitability Criteria:	Danbu 0.57 11 Reside	ry	St Cleres Cottages, Ma	Total Score:  Reason for discounted areas:  Typology:	102		
Developable Site Area (ha): Potential Yield: Proposed Use:  Suitability Criteria:	0.57 11 Reside	•		Reason for discounted areas: Typology:	-		
(ha): Potential Yield: Proposed Use:  Suitability Criteria:	11 Reside	ntial		discounted areas: Typology:			
Potential Yield: 2 Proposed Use: F  Suitability Criteria:	Reside	ntial		Typology:			
Proposed Use:  Suitability Criteria:	Reside	ntial					
Suitability Criteria:		ntial			5		
•	eas			Comments on the size			
•	eas			of site:			
	eas		Suitability Rating: Amber				
Proximity to Employment Are		5		xisting/proposed employme			
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace		0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation	
Public Transport		5		alking distance of one or mor			
PROW and Cycling Connectivi	ity	5		alking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets 5				any designated heritage asse			
Non-Designated Heritage Assets 5				any non-designated heritage			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constraints 5			Minerals or Waste Cor	nsultation Area			
Defined Open Space 5			Park or 'Other' Green				
Green Belt & Green Wedge 5				n the Metropolitan Green Be			
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily with			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Area	as	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constraints	S	5	Ground treatment is not expected to be required				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City				
Community Facilities		5		am Ferrers Town Centre ot result in the loss of nor pu	ıt additional	strain on an	
Community Facilities		5		ool/healthcare facility/place			
Comments on Suitability		Outsid Park (L	-	stops. Vehicular access from	n Main Road.	Within 100m of Danbury	
Availability Criteria:				Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		1	
Land Condition		5	Vacant land & building				
Legal Constraints		5 Site does not face any known legal issues					
Planning Permission or							
Allocation	Allocation						
Comments on Availability						<u> </u>	
Achievability Criteria:				Achievability	Rating:	Yellow	
Viability		5	Development is likely			1	
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability			•				

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
21SHELAA30	ı					-		
Site Address:			ı, Slough Road, Danbı	ury, Chelmsford, Essex, C				
Parish:	Danbu	ıry		Total Score:	83			
Developable Site Area	1.12			Reason for				
(ha):	_			discounted areas:				
Potential Yield:	0			Typology: 32+34				
Proposed Use:	Emplo	yment		Comments on the size of site:				
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	reas	N/A		•		•		
Impact on Retail Areas N/A								
Proximity to the Workplace	;	N/A						
Public Transport		0	Site is in excess of 400	m walking distance from all	services			
PROW and Cycling Connect	ivity	0	Site is not connected	to either an existing PROW o	or cycle netwo	ork		
Vehicle Access		5	A route exists enablin	g vehicle access into/adjace	nt to the site			
Strategic Road Access		0		ess to nor is adjacent to the sed trunk road or a B-road	strategic road	network, primary road		
Designated Heritage Assets		5		any designated heritage ass	ets			
Non-Designated Heritage A		3		e or more non-designated he				
Archaeological Assets	33513	5	· -	contain any assets of archae		ect		
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
			Minerals or Waste Co	nsultation Area				
Defined Open Space		5	Site does not lie withi Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge		5	Site does not lie withi	n the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification		5	Site is predominantly	Previously Developed Land				
Protected Natural Features 3			Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	existing/proposed sch recreation facility	not result in the loss of nor p lool/healthcare facility/place	e of worship/s	ports, leisure, or		
Comments on Suitability			e of DSB. Vehicular acce house Wood (LoWS).	ss from Slough Road. Adjace	ent to Protect	ed Lane. Within 100m of		
Availability Criteria:			,	Availability	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector				
Land Condition		2	Established multiple uses					
Legal Constraints		5						
Planning Permission or		N/A						
Allocation	Allocation							
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
<b>Achievability Criteria:</b>				Achievabilit	y Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Amber	3(	0 May 2023	
21SHELAA33	l	=					
Site Address:				, Chatham Green, Little W		elmsford, Essex	
Parish:		Walthan	n	Total Score:	111		
Developable Site Area	1.45			Reason for			
(ha): Potential Yield:	32			discounted areas:	3		
Proposed Use:	Reside	ntial		Typology:  Comments on the size	3		
rioposed ose.	Reside	tillai		of site:			
Suitability Criteria:				Suitability Ra	iting:	Amber	
Proximity to Employment Areas 5			Site is outside of any e	existing/proposed employme			
Impact on Retail Areas 5		•	t result in the loss of establis e, South Woodham Ferrers T es	-			
Proximity to the Workplace	<u>;</u>	5	Site is within 2km wal	king distance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets 5				any designated heritage asse			
Non-Designated Heritage Assets 5				any non-designated heritage			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constraints 5			Minerals or Waste Co	nsultation Area			
Defined Open Space 5			Park or 'Other' Green				
Green Belt & Green Wedge 5				n the Metropolitan Green Be			
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily with			
Protected Natural Features		5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City				
Community Facilities		3	Centre/South Woodham Ferrers Town Centre  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility				
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. Vehicular access avai	lable from tra	ack in adjacent to Baileys	
Availability Criteria:		- Cottag		Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	lling owner/public sector		I.	
Land Condition		3	Low intensity land uses				
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or Allocation		N/A					
Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely			•	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			•				

SHELAA Reference: 21SHELAA41			RAG Rating:	Amber		30	0 May 2023		
Site Address:	Land A	diacont	l t Reeds Spring, Roxwe	II Poad Writtle	Chalmata	ard Eccoy			
Parish:	Roxwe		riceus spring, noxwe	Total Score:	CHEIIIISIC	103			
Developable Site Area	42.53	.11		Reason for		103			
(ha):	72.55			discounted are	as:				
Potential Yield:	521			Typology:	<u> </u>	27			
Proposed Use:	Mixed	Use		Comments on t	he size		e is potentially suitable		
.,				of site:			ployment use		
Suitability Criteria:	<u> </u>			Suitability Rating: Amber					
Proximity to Employment Areas 5			Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South Woodham		•			
Proximity to the Workplace	j	5	Site is within 2km wall	king distance of an	employm	ent allocation	n		
Public Transport		5	Site is within 400m wa	lking distance of o	ne or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	Iking distance to ei	ther a PR	OW or cycle i	network		
Vehicle Access		5	A route exists enabling						
Strategic Road Access		4	Site has direct access t		· ·		rk		
Designated Heritage Assets 5			Site does not contain a						
Non-Designated Heritage Assets 5			Site does not contain a						
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Cor	nsultation Area					
Defined Open Space 5			Site does not lie within Park or 'Other' Green	Space					
Green Belt & Green Wedge 5			Site does not lie within						
Land Classification 0			Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features 3			Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature						
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site						
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation						
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility	ut additional strain	on but no				
Comments on Suitability			e of DSB. In range of bus Historic Landfill on weste		ccess from	n A1060. Wit	hin 100m of TPOs. Boyton		
Availability Criteria:				Availa	bility R	Rating:	Green		
Land Ownership		3	Promoter has an optic						
Land Condition		5	Vacant land & building				<u> </u>		
Legal Constraints		5	Site does not face any						
Planning Permission or Allocation		N/A	,						
Comments on Availability									
Achievability Criteria:				Achie	vability	Rating:	Green		
Viability		5	Development is likely		,				
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		-	<u>,                                      </u>						

SHELAA Reference: 21SHELAA42			RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land E	ast Of I	mbirds Yard, Souther	Cross Road, Good East	er, Chelmsfor	d, Essex	
Parish:		Easter	,	Total Score:	99	,	
Developable Site Area	6.63			Reason for	Sewage P	umping Station	
(ha):				discounted areas:	(0.03ha)		
Potential Yield:	114			Typology:	2		
Proposed Use:	Reside	ential		Comments on the size	9		
				of site:			
Suitability Criteria:			Suitability Rating: Amber				
Proximity to Employment Areas 5			Site is outside of any e	xisting/proposed employr	ment allocation		
Impact on Retail Areas		5	·	t result in the loss of estak e, South Woodham Ferrer es			
Proximity to the Workplace	,	0	Site is in excess of 2kn	n walking distance of an er	mployment allo	cation	
Public Transport		5		alking distance of one or m			
<b>PROW and Cycling Connect</b>	ivity	5		alking distance to either a		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjac	ent to the site		
Strategic Road Access N/A							
Designated Heritage Assets 0				ore designated heritage a			
Non-Designated Heritage Assets 5				any non-designated herita			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constraints 5			Minerals or Waste Co	nsultation Area			
Defined Open Space 5			Park or 'Other' Green				
Green Belt & Green Wedge 5				the Metropolitan Green			
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily w			
Protected Natural Features  3 Site does not comprise of any protected natural features designated protected natural feature or within 500m of a designated protected natural feature							
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrai</b>	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		0		n walking distance of one	or more service	es and the City	
Community Facilities		3	Development would p	am Ferrers Town Centre ut additional strain on but ool/healthcare facility/pla			
Comments on Suitability			nt to DSB. In range of bu	is stops. Vehicular access of Grade II Listed Building. \			
Availability Criteria:				Availability	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		3	Low intensity land use				
Legal Constraints		5					
Planning Permission or Allocation		N/A	· · · · · · · · · · · · · · · · · · ·				
Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:				Achievabili	tv Rating:	Green	
Viability		5	Development is likely		-1	3.00	
Timescale for Deliverability		5	Up to 5 years	· <del>-</del>			
Comments on Achievability			, , , , , , ,				

SHELAA Reference: 21SHELAA43			RAG Rating:	Green	3	0 May 2023		
Site Address:	Land N	Jorth Fa	st Of Little Fields Da	<u>l</u> nbury, Chelmsford, Essex	<u> </u>			
Parish:	Danbu		ist of Little Fields, Dai	Total Score:	107			
Developable Site Area	1.15	ıı y		Reason for	107			
(ha):	1.13			discounted areas:				
Potential Yield:	26			Typology: 4				
Proposed Use:	Reside	ntial	Comments on the size					
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme				
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	-			
Proximity to the Workplace	!	5	Site is within 2km wall	king distance of an employm	ent allocation	n		
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services			
PROW and Cycling Connect	ivity	0		o either an existing PROW o		ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets								
Archaeological Assets		5	_	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	Minerals or Waste Consultation Area							
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Co Park or 'Other' Green Space					
Green Belt & Green Wedge								
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA				
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	ng constraints				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	ry Centre/South		
Community Facilities		3		ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability		Adjace TPO.	nt to DSB. In range of bu	s stops. Access via private g	ate off Little I	Fields. Within 100m of		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		3	Promoter has an optic	n to purchase site or collabo				
Land Condition		5	Vacant land & building	•				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		,						

SHELAA Reference:			RAG Rating:	Amber	30	0 May 2023	
21SHELAA46	1						
Site Address:			Corner Cottage, Woo	odhill Road, Danbury, Che		sex	
Parish:	Danbu	ıry		Total Score:	103		
Developable Site Area	0.17			Reason for			
(ha):	_			discounted areas:	10		
Potential Yield:	5			Typology:	18		
Proposed Use:	Reside	entiai		Comments on the size of site:			
Suitability Criteria:			Suitability Rating: Amber				
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employme		1	
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	t result in the loss of establis e, South Woodham Ferrers T es	hed shops ar own Centre (	or any designated	
Proximity to the Workplace	9	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation	
Public Transport		5		alking distance of one or mor			
PROW and Cycling Connect	ivity	0		o either an existing PROW or	-	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5		any designated heritage asse			
Non-Designated Heritage A	ssets	5		any non-designated heritage			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor	nsultation Area			
Defined Open Space	refined Open Space 5 Site does r Park or 'Ot			n an area defined as Open Sp Space	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	Site does not lie within the Metropolitan Green Belt or Gre						
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	in the land c	lassification/s: Grade 1,	
Protected Natural Features	i	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	5		ot expected to be required			
Neighbouring Constraints		5	Site has no neighbouri	•			
Proximity to Key Services		0	Centre/South Woodha	n walking distance of one or i am Ferrers Town Centre		•	
Community Facilities		5	existing/proposed scherecreation facility	ot result in the loss of nor pu ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. Within 100m of Danb	ury Country	Park (LoWS).	
Availability Criteria:				Availability R	lating:	Green	
Land Ownership		5		ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability	,						

SHELAA Reference: 21SHELAA47			RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land	South O	Rakery Cottage Cha	<u>l</u> tham Green, Little Waltha	m Chelms	ford Essey	
Parish:		Walthar		Total Score:	104	101u, L33cx	
Developable Site Area	0.34	vvaiciiai		Reason for	104		
(ha):	0.54			discounted areas:			
Potential Yield:	10			Typology:	17		
Proposed Use:	Reside	ential		Comments on the size			
.,				of site:			
Suitability Criteria:	•			Suitability Ra	ating:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme			
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	3	5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport		0	Site is in excess of 400	m walking distance from all	services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access  There are no visible constraints that would likely prevent the implementa to enable vehicle access into/adjacent to the site						nplementation of a route	
Strategic Road Access		N/A					
Designated Heritage Assets 3			-	or more designated heritage			
Non-Designated Heritage Assets 5				any non-designated heritage			
Archaeological Assets 3				djacent to one or more asset		_	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua	irding Area. S	site is not within a	
Defined Open Space		5		n an area defined as Open Sp	ace an exist	ing/proposed Country	
beilined open space			Park or 'Other' Green		acc, arr exist	ing, proposed country	
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification		0	Site is predominantly	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
		_	Grade 2 or Grade 3				
Protected Natural Features		5	excess of 500m of any	m of any locally designated   international/national desig			
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbour	-	mara cander	s and the City	
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities		5		ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability		Outsid	e of DSB. Opposite Grad	e II Listed Buildings. Adjacen	t to Grade II	Listed Building.	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	viable		-	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability	,						

SHELAA Reference:			RAG Rating:	Amber	2	0 May 2023	
21SHELAA48					3	0 Iviay 2023	
Site Address:	Land N	lorth W	est Of Bowfield, Farm	nbridge End Road, Roxwel	l, Chelmsfo	ord, Essex	
Parish:	Roxwe	ell		Total Score:	113		
Developable Site Area	0.9			Reason for			
(ha):				discounted areas:			
Potential Yield:	20			Typology:	4		
Proposed Use:	Reside	ential		Comments on the size			
				of site:		-	
Suitability Criteria:			1	Suitability Ra		Amber	
Proximity to Employment A	Areas	5		existing/proposed employme			
Impact on Retail Areas		5	•	t result in the loss of establis	-		
			-	e, South Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace		5	Neighbourhood Centr	es king distance of an employm	ent allocatio	n	
Public Transport	<u> </u>	5		alking distance of one or mor		11	
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access	ivity	5		g vehicle access into/adjacen			
Strategic Road Access		N/A	Cate Chists Chashing	5 . 2 addedd into/ adjacen			
Designated Heritage Assets	:	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A		5		any non-designated heritage			
Archaeological Assets	133013	5		contain any assets of archaec		est	
Minerals & Waste Constrai	nts						
The same of the same of the same			Minerals or Waste Consultation Area				
Defined Open Space		5	Site does not lie within	n an area defined as Open Sp	ace, an exist	ting/proposed Country	
			Park or 'Other' Green				
Green Belt & Green Wedge	<u> </u>	5		n the Metropolitan Green Be			
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	:	5		om of any locally designated p	protected na	tural features and in	
Trottetted Hatarar Features	•	3		international/national desig			
Flood Risk Constraints		5	Site is wholly within F	ood Zone 1			
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA			
<b>Ground Condition Constrai</b>	nts	5	Ground treatment is r	not expected to be required			
Neighbouring Constraints		5	Site has no neighbour				
Proximity to Key Services		0		n walking distance of one or	more service	es and the City	
Community Familities		2	•	am Ferrers Town Centre	at recult in th	ha loss of on an	
Community Facilities		3		out additional strain on but no ool/healthcare facility/place			
			recreation facility	oo, maanaa a raamey, prace	0. 110.5p, 5	500.13, 10.34.10, 0.	
Comments on Suitability		Outsid	e of DSB. In range of bus	s stops. Informal access at no	rthern edge	of site.	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wi	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A					
Allocation							
Comments on Availability				<u> </u>		<u> </u>	
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely			-1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:			RAG Rating:	Green		
21SHELAA49					3	0 May 2023
Site Address:	Kingsg	gate, Bic	knacre Road, Bicknac	re, Chelmsford, CM3 4ES		
Parish:	Bickna	icre		Total Score:	109	
Developable Site Area	1.33			Reason for		
(ha):				discounted areas:		
Potential Yield:	30			Typology:	4	
Proposed Use:	Reside	ential		Comments on the size		
				of site:		
Suitability Criteria:				Suitability Ra	ating:	Green
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	nt allocation	
Impact on Retail Areas		5	•	ot result in the loss of establis re, South Woodham Ferrers T	-	
			Neighbourhood Centr			, 0
Proximity to the Workplace	9	0	Site is in excess of 2kn	n walking distance of an emp	loyment allo	cation
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services	
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site	
Strategic Road Access		N/A				
Designated Heritage Assets		5		any designated heritage asse		
Non-Designated Heritage A	ssets	5		any non-designated heritage		
Archaeological Assets		5	ū	contain any assets of archaed		
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	irding Area. S	lite is not within a
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features	;	3	Site does not comprise	e of any protected natural fe	atures but is	within 100m of a locally
			designated protected designated protected	natural feature or within 500 natural feature	Om of an inte	rnational/national
Flood Risk Constraints		5	Site is wholly within Fl			
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA		
Ground Condition Constrai	nts	5	Ground treatment is n	not expected to be required		
Neighbouring Constraints		5	Site has no neighbour	•		
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	City Centre/South
Community Facilities		3	existing/proposed sch	out additional strain on but no ool/healthcare facility/place		
Commonts on Suitability		Adiaco	recreation facility	us stops. Within 100m of TPC	)c	
Availability Criteria:		Aujace	in to Dob. III range of bu	Availability F		Green
Land Ownership		5	Held by developer/wil	lling owner/public sector	.~9.	
Land Condition		3	Low intensity land use			
Legal Constraints		5	Site does not face any			
Planning Permission or		N/A	<u>,                                      </u>	=		
Allocation						
Comments on Availability		Site cu	rrently in use for other p	ourposes.		
<b>Achievability Criteria:</b>				Achievability	Rating:	Green
Viability		5	Development is likely	viable		
Timescale for Deliverability		5	Up to 5 years			
Comments on Achievability	,					

Site Address: Land West Of Twitty Fee, Danbury, Chelmsford, Essex  Parish: Danbury   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Typology:   3   Total Score:   112   Tota	SHELAA Reference:			RAG Rating:	Amber	20	0 May 2022
Parish: Developable Site Area 3.62 Reason for (ha): Also discounted areas: Bottential Yield: 71 Typology: Residential Comments on the size of site: Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Comments on the size of site: Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Comments on the size of site: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Comments on Retail Areas 5 Development does not result in the loss of established shops and services within Comments on Availability Criteria:  Proximity to the Workplace 5 Site is within 2 making distance of an employment allocation Proximity to the Workplace Proximity to the Workplace 1 Site is within 2 making distance of an employment allocation Proximity to the Workplace Public Transport 1 Site is within 2 making distance of an employment allocation Proximity to the Workplace 1 Site is within 2 making distance of an employment allocation Proximity to the Workplace 1 Site is within 100m walking distance of an employment allocation Proximity to the Workplace 1 Site is within 100m walking distance of an employment allocation Proximity to the Workplace 1 Site is within 100m walking distance of an employment allocation  Proximity to the Workplace 1 Site is within 100m walking distance of an employment allocation  Proximity to the Workplace 1 Site is within 100m walking distance of an employment allocation  Proximity to the workplace 1 Site is within 100m walking distance of an employment allocation  Proximity to the workplace 1 Site is within 100m walking distance of an employment allocation  Proximity and Calability and the defined and primarily walking the against the services and the defined as Services and the defined as Services and the defined as Services and the defined as Services and the defined and primarily within the agricultural land classificatio	21SHELAA50					3	U IVIAY 2023
Developable Site Area (ha):  Proposed Use:  Residential	Site Address:	Land V	Vest Of	Twitty Fee, Danbury,	Chelmsford, Essex		
Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on the size   Comments on Retail Areas   S   Site is outside of any existing/proposed employment allocation   Chemistrod rich (reduced Neighbourhood Centres   Chemistrod (rich Centres South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Chemistrod (rich Centres South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Chemistrod (rich Centre South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Chemistrod (rich Centre South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Chemistrod (rich Centre South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Chemistrod (rich Centre South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Chemistrod (rich Centre South Voodham Ferrers Town Centre or any designated   Neighbourhood Centres   Chemistrod (rich Centre South Voodham Ferrers Town Centre or any designated   Neighbourhood Centres   Chemistrod (rich Centre South Voodham Centre South Voodham Centre South Cent	Parish:	Danbu	iry		Total Score:	112	
Proposed Use:	Developable Site Area	3.62			Reason for		
Proposed Use:	(ha):				discounted areas:		
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Amber	Potential Yield:	71			Typology:	3	
Suitability Criteria:   Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential		Comments on the size		
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Chemisford City Centre, South Woodsham Ferres? Town Centre or any designated   Neighbourhood Centres   Neighbourhood Centres   Site is with City Centre, South Woodsham Ferres? Town Centre or any designated   Neighbourhood Centres   Neighbourhood Centres   Site is with Example Misking distance of an employment allocation   Public Transport   0   Site is in excess of 400m walking distance from all services   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   5   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   N/A   Designated Heritage Assets   5   Site does not contain any designated heritage assets   Non-Designated Heritage Assets   5   Site is adjacent to one or more non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals of Waste Consultation Area   Site does not lie within an area defined as Open Space, an existing/proposed Country   Park or 'Other, Green Space   5   Site does not lie within the Metropolitan Green Belt or Green Wedge   5   Site does not lie within the Metropolitan Green Belt or Green Wedge   Land Classification   3   Site is predominantly Greenfload and primarily within the agricultural land classification   3   Site is predominantly Greenfload and primarily within the page classification   3   Site is predominantly Greenfload and primarily within the agricultural land classification   5   Site is within 100 for a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of more and					of site:		
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ating:	Amber
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace  5	Proximity to Employment A	reas	5	·			
Public Transport PROW and Cycling Connectivity 5 Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classifications'. Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or wit	Impact on Retail Areas		5	Chelmsford City Centr	e, South Woodham Ferrers	-	
PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network	Proximity to the Workplace	<u>)</u>	5	Site is within 2km wall	king distance of an employm	ent allocation	n
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classifications; Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site does not comprise of any protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international natural feature o	Public Transport		0				
Strategic Road Access		ivity					network
Designated Heritage Assets   5   Site does not contain any designated heritage assets				A route exists enabling	g vehicle access into/adjacer	t to the site	
Non-Designated Heritage Assets   3   Site is adjacent to one or more non-designated heritage assets	Strategic Road Access						
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification(s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification(s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 3 Site is predominantly Greenfield and primarily within the agricultural land classification(s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 5 Site is predominantly Greenfield and primarily within the agricultural land classification(s: Grade 4, Grade 5, non-agricultural use, or urban use or urban u							
Minerals & Waste Constraints							
Minerals or Waste Consultation Area			_	_	•		
Green Belt & Green Wedge		nts		Minerals or Waste Co	nsultation Area		
Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  3 Site does not comprise of any protected natural feature but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Criteria:  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Alallocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Defined Open Space		5	Park or 'Other' Green	Space		
Classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   Protected Natural Features   3   Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an excess of 500m from a designated AQMA    Site is wholly within Flood Zon 1   Site is wholly within Flood Zon 1   Site is wholly within Flood Zon 1   Site is wholly within Flood Zon 1   Site is wholly within Flood Zon 1   Site is wholly within Flood Zon	Green Belt & Green Wedge	!					
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Runsell Lane. Adjacent to a Protected Lane. Within 100m of TPOs.  Availability Criteria:  Land Ownership  Land Condition  5 Held by developer/willing owner/public sector  Land Condition  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Land Classification		3	classification/s: Grade	4, Grade 5, non-agricultural	use, or urbar	n use
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Outside of DSB. Vehicular access from Runsell Lane. Adjacent to a Protected Lane. Within 100m of TPOs.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Oevelopment is likely viable  Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		3	designated protected	natural feature or within 500		
Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation Comments on Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1		
Neighbouring Constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Runsell Lane. Adjacent to a Protected Lane. Within 100m of TPOs.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA		
Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Runsell Lane. Adjacent to a Protected Lane. Within 100m of TPOs.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required		
Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. Vehicular access from Runsell Lane. Adjacent to a Protected Lane. Within 100m of TPOs.  Availability Criteria:  Land Ownership  S Held by developer/willing owner/public sector  Land Condition  S Vacant land & buildings  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating: Green  Viability  S Development is likely viable  Timescale for Deliverability  S Up to 5 years	Neighbouring Constraints		5		•		
Community Facilities  3	Proximity to Key Services		5		=	and/or the C	ity Centre/South
Comments on Suitability  Outside of DSB. Vehicular access from Runsell Lane. Adjacent to a Protected Lane. Within 100m of TPOs.  Availability Criteria:  Land Ownership  Sheld by developer/willing owner/public sector  Land Condition  Solite does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Achievability  Achievability  Solite does not face any known legal issues  Achievability Rating:  Achievability Rating:  Green  Up to 5 years	Community Facilities		3	Development would p existing/proposed sch	ut additional strain on but n		
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability			e of DSB. Vehicular acce	ss from Runsell Lane. Adjace	nt to a Proteo	cted Lane. Within 100m
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:				Availability F	Rating:	Green
Legal Constraints  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Source Development is likely viable  Timescale for Deliverability  Site does not face any known legal issues  Achievability  Achievability Rating:  Green  Up to 5 years	•		5	Held by developer/wil			1
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years							
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years							
Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	•						
Achievability Criteria:     Achievability Rating:     Green       Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	=						
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Comments on Availability						
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years	Achievability Criteria:				Achievability	/ Rating:	Green
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely			1
	Comments on Achievability			ı			

SHELAA Reference: 21SHELAA51			RAG Rating:	Red		3(	0 May 2023	
Site Address:	Field F	Rear Of	7 To 8 The Greenway,	Runwe	ll, Wickford, Essex			
Parish:	Runwe		•		Score:	104		
Developable Site Area	0.35			Reasc	n for			
(ha):				disco	ınted areas:			
Potential Yield:	11			Typol	ogy:	17		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	::			
Suitability Criteria:			Suitability Rating: Red					
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	<u> </u>	0	Site is in excess of 2km				cation	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a		<u> </u>			
Non-Designated Heritage A	ssets	5	Site does not contain a					
Archaeological Assets		5	Site is not thought to		•			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/pro Park or 'Other' Green Space						
Green Belt & Green Wedge	!	0	Wedge				itan Green Belt or Green	
Land Classification		3	Site is predominantly classification/s: Grade					
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA			
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri					
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City	
Community Facilities		5	Development would n existing/proposed sch recreation facility					
Comments on Suitability		_	nt to DSB. In range of bu way. Within 100m of TPC	-		existing acce	ess rear of 7 The	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own	•			
Land Condition		3	Low intensity land use	S				
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	urposes	•			
Achievability Criteria:					Achievability	Rating	Green	
Viability Criteria.		5	Development is likely	viahle	Acticvability	Matilig.	Joccii	
Timescale for Deliverability		5	Up to 5 years	vianic				
Comments on Achievability		J	op to 3 years					
Comments on Acmevability								

SHELAA Reference: 21SHELAA52			RAG Rating:	Amber		3	0 May 2023	
Site Address:	Inspire	House	, Hollycroft, Great Bac	ddow. Chelms	ford. Essex.	CM2 7FW		
Parish:		Baddow	•	Total Score:		106		
Developable Site Area	1.97			Reason for				
(ha):				discounted	areas:			
Potential Yield:	44		Typology: 3					
Proposed Use:	Mixed	Use		Comments	on the size	Size of sit	e is potentially suitable	
				of site:		for all em	ployment use	
Suitability Criteria:				Sui	tability Ra	iting:	Amber	
Proximity to Employment Areas 5			Site is outside of any e					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South Wood		•		
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of	an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking distance	of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling					
Strategic Road Access		0	network, a safeguarde	ed trunk road o	r a B-road		network, primary road	
Designated Heritage Assets		5	Site does not contain					
Non-Designated Heritage Assets 5			Site does not contain	any non-design	ated heritage	assets		
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co		erals Safegua	rding Area. S	Site is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		ed as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	Green Belt & Green Wedge 5			n the Metropoli	tan Green Be	lt or Green V	Vedge	
Land Classification	Land Classification 0			Greenfield and	primarily with	in the land o	classification/s: Grade 1,	
Protected Natural Features	3	3	Site does not comprise designated protected designated protected	natural feature	or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A	reas	5	Site is in excess of 500	m from a desig	nated AQMA			
Ground Condition Constrai	nts	5	Ground treatment is n	ot expected to	be required			
Neighbouring Constraints		0	Site has neighbouring					
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov		all services a	nd/or the Cit	ty Centre/South	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Within	Urban Area. In range of	bus stops. Wit	hin 100m of T	PO/2006/05	3.	
Availability Criteria:				Ava	ailability R	ating:	Green	
Land Ownership		5	Held by developer/wil					
Land Condition		2	Established multiple u	ses				
Legal Constraints		5	Site does not face any	known legal iss	sues			
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:				Act	nievability	Rating:	Green	
Viability		5	Development is likely				3.00	
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			r /					

Site Address:   Haven Farm, Goat Hall Lane, Chelmsford, Essex, CM2 8PH Parish:   Chelmsford   Total Score:   88	SHELAA Reference:			RAG Rating:	Red	3	0 May 2023		
Parish:   Chelmsford   Total Score:   88	21SHELAA54								
Developable Site Area (ha):    Developable Site Area (ha):				Goat Hall Lane, Chelm		T			
Potential Yield: 24   Typology:   A			sford			88			
Proposed Use:   Residential   Comments on the size of site:		1.08							
Proposed Use:	` '					_			
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Red				11581					
Suitability Criteria:   Suitability Rating:   Red	Proposed Use:	Reside	ential						
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Impact on Retail Areas   5   Development does not result in the loss of established shops and services within   Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Site is nexcess of 2km walking distance of an employment allocation   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centre   Neighbourhood Centres   Neighbourhood Centre   Neighbourh	C. D. L. Mar. C. Mar. Co.					••	D. J		
Impact on Retail Areas	· · · · · · · · · · · · · · · · · · ·		1 _	l au	•				
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace OSite is in excess of 2km walking distance of an employment allocation OSite is in excess of 400m walking distance from all services PROW and Cycling Connectivity OSite is not connected to either an existing PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site is adjacent to one or more non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not within a number of waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Defined Open Space Site is one waste Consultation Area Defined Open Space Green Belt & Green Wedge OThe majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt & Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3 Protected Natural Features Site is in excess of 300m of any locally designated protected natural features Flood Risk Constraints Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Site is in excess of 500m of any international/national designated protected natural features Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Site is in excess of 500m of more a designated AQMA Site is mexcess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1 Site is mexcess of 500m of more a designated of AQMA Site is mexcess of	· · · · · · · · · · · · · · · · · · ·	reas		·					
Proximity to the Workplace 0 Site is in excess of 2km walking distance of an employment allocation Public Transport 0 Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any designated heritage assets Archaeological Assets 5 Site is adjacent to one or more non-designated Heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals	Impact on Retail Areas		5	Chelmsford City Centr	e, South Woodham Ferrers T	-			
Public Transport  PROW and Cycling Connectivity  OSite is in excess of 400m walking distance from all services  PROW and Cycling Connectivity  OSite is not connected to either an existing PROW or cycle network  Vehicle Access  N/A  Designated Heritage Assets  Non-Designated Heritage Assets  SSite does not contain any designated heritage assets  Non-Designated Heritage Assets  SSite does not contain any designated heritage assets  Non-Designated Heritage Assets  SSite is adjacent to one or more non-designated heritage assets  Non-Designated Heritage Assets  SSite is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  SSite is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Defined Open Space  SSite does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space  Green Belt & Green Wedge  Under Constraints  SSite is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Space  Frotected Natural Features  SSite is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features sold in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  SSite is wholly within Flood Zone 1  Air Quality Management Areas  SSite is in excess of 500m from a designated AQMA  Ground Condition Constraints  SSite is in excess of 50m from a designated AQMA  Ground Condition Constraints  SSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Land Condition  Site over not face any known legal issues  Planning Pe	Proximity to the Workplace	<u> </u>	0			loyment allo	cation		
PROW and Cycling Connectivity  Vehicle Access  5			0	Site is in excess of 400	m walking distance from all	services			
Vehicle Access	PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork		
Designated Heritage Assets   5   Site does not contain any designated heritage assets			5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Non-Designated Heritage Assets   3	Strategic Road Access		N/A						
Archaeological Assets  5	Designated Heritage Assets 5 Site does not contain any designated heritage assets								
Minerals & Waste Constraints  Defined Open Space  Site does not lie within an Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Space  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  J Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Availability Rating:  Green  Land Ownership  Held by developer/willing owner/public sector  Land Condition  Egal Constraints  Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Development is likely viable	Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more non-designated her	itage assets			
Defined Open Space  Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  O  Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Space  Protected Natural Features  S  Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features food Risk Constraints  Flood Risk Constraints  S  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  S  Ground treatment is not expected to be required  Neighbouring Constraints  Froximity to Key Services  O  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Availability Criteria:  Availability Rating:  Fland Condition  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Oevelopment is likely viable	Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est		
Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt & Green Belt & Green Wedge  Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/natio	Minerals & Waste Constrain	nts	5			rding Area. S	iite is not within a		
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of 3 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Criteria:  Availability Criteria:  Availability Rating:  Green  N/A  Allocation  N/A  Allocation  Site currently in use for other purposes.  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Site does not face any known legal issues  Planning Permission or Allocation  5 Development is likely viable	Defined Open Space		5			ace, an exist	ing/proposed Country		
Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Availability Rating:  Eadd Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green	Green Belt & Green Wedge	!	0		e (90% or more) lies within t	he Metropol	itan Green Belt or Green		
excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  Froximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Countries  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable	Land Classification		0		Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable	Protected Natural Features		5						
Size and treatment is not expected to be required	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Neighbouring Constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Land Ownership  Land Condition  2 Established multiple uses  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable	Air Quality Management Ar	eas	5		<del>-</del>				
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable	<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	ot expected to be required				
Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating: Green  Viability  5 Development is likely viable					-				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Availability Criteria:  Land Ownership  S  Held by developer/willing owner/public sector  Land Condition  Egal Constraints  S  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green				Centre/South Woodha	am Ferrers Town Centre				
Comments on Suitability  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Outside of DSB.  Availability Rating:  Fleen  Availability Rating:  Site does not face any known legal issues  N/A  Site currently in use for other purposes.  Achievability Criteria:  Viability  Achievability Rating:  Green  Achievability Rating:  Achievability Rating:  Achievability Rating:	Community Facilities		3	existing/proposed sch					
Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  Availability Rating:  Availability Rating:  Achievability Rating:  Green	Comments on Suitability		Outsid						
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable					Availability F	Rating:	Green		
Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable	•		5	Held by developer/wil			1		
Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable				<u> </u>					
Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable			5	Site does not face any	known legal issues				
Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  Site currently in use for other purposes.  Achievability Rating: Green  Development is likely viable	Planning Permission or			•					
Viability 5 Development is likely viable	Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Viability 5 Development is likely viable	•				Achievability	Rating:	Green		
,			5	Development is likely		-	1		
Comments on Achievability	•			L					

SHELAA Reference: 21SHELAA57			RAG Rating:	Amber	3	0 May 2023	
Site Address:	Roxwe	ell Quar	ry, Roxwell Road, Rox	well, Chelmsford, Essex, (	CM1 4LT		
Parish:	Roxwe	ell		Total Score:	78		
Developable Site Area	103.43	32		Reason for	Gas Pipe a	and Buffer (1.708ha)	
(ha):				discounted areas:			
Potential Yield:	0			Typology:	N/A		
Proposed Use:	Comm	nunity Fa	acility	Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	ent allocation		
Impact on Retail Areas		5		t result in the loss of establis	-		
			•	e, South Woodham Ferrers	Town Centre	or any designated	
Proximity to the Workplace		N/A	Neighbourhood Centr	es			
Public Transport	=	0	Site is in excess of 400	m walking distance from all	services		
PROW and Cycling Connect	·ivitv	5		alking distance to either a PR		network	
Vehicle Access	ivity	5		g vehicle access into/adjacer		network	
Strategic Road Access		N/A	7 TOURS CHASHIN	5 vernore access inter aujace.			
Designated Heritage Assets	:	3	Site is adjacent to one	or more designated heritag	e assets		
Non-Designated Heritage Assets 3				or more non-designated he			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	2	_	Illy within an identified Mine			
	further assessment to be undertaken in the form of a Minerals Resource Assessmen				Resource Assessment		
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country	
Green Belt & Green Wedge	:	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,	
Protected Natural Features	;	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
<b>Ground Condition Constrai</b>	nts	0	Ground treatment is expected to be required on the majority (90% or more) of the site				
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A					
Community Facilities		5	existing/proposed sch recreation facility	ot result in the loss of nor prool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability				rea of Scheduled Monument ng. TPO/2001/042. SPC00086			
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wi	lling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
				Achiovahili-	, Dating:	Vallow	
Achievability Criteria:		2	Dovolonment is marri	Achievability	raung:	Yellow	
Viability  Timescale for Deliverability		3 5	Development is margi Up to 5 years	IIai			
			dence of viability providence	nd .			
Comments on Achievability		NO EVI	derice of viability provide	eu			

Site Address:   Land North Of Field End, Sandon Hall Bridleway, Sandon, Chelmsford, Essex, CM2 7RL Parish:   Sandon   Total Scoree:   104	SHELAA Reference: 21SHELAA59			RAG Rating:	Amber	3	0 May 2023		
Parish: Sandon Total Score: 104 Developable Site Area (ha): Reason for discounted areas: Typology: 4 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteri		Land N	North O	<u>l</u> f Field End. Sandon Ha	<u>I</u> all Bridleway, Sandon, Che	elmsford. Es	ssex. CM2 7RI		
Developable Site Area (ha):  Proposed Use: Residential  Resource of discounted areas:  Typology: Amber Proximity to Employment Areas Soutability Criteria:  Suitability Criteria:  Suitability Rating: Amber Proximity to Employment Areas Soutability Criteria:  Development dos not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Of Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Soutability Access Souta	Parish:						,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Comments on the size									
Proposed Use:   Residential   Comments on the size of site:   Suitability Rating:   Amber	(ha):								
Proposed Use:   Residential   Comments on the size of site:   Suitability Rating:   Amber	Potential Yield:	28			Typology:	4			
Suitability Criteria:   Suitability Rating:   Amber	Proposed Use:	Reside	ential	71 07					
Proximity to Employment Areas	·				of site:				
Proximity to Employment Areas	Suitability Criteria:				Suitability Ra	ating:	Amber		
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Nelghbourhood Centres	Proximity to Employment A	Areas	5	Site is outside of any e			•		
Public Transport    Site is within 400m walking distance of one or more services   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   5	Impact on Retail Areas		5	Chelmsford City Centr	e, South Woodham Ferrers T	-			
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not comprise of any protected natural feature subject of Grade 1, Grade 2 or Grade 3  Protected Natural Features 3 Site os to comprise of any protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or withi	Proximity to the Workplace	<u> </u>	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 0 Site has no neighbouring constraints  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation fa	Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
Strategic Road Access    N/A	PROW and Cycling Connect	ivity	5		•	<u> </u>	network		
Designated Heritage Assets  Site does not contain any designated heritage assets  Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any any assets of archaeological interest  Minerals & Waste Constraints  Site is not thought to contain any any assets of archaeological interest  Minerals & Waste Constraints  Site does not lie within an Amera defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is in excess of 500m from a designated AQMA  Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Within 100m of TPOs.  Availability Criteria:  Availability Rating:  Green  Land Ownership  Achievability Criteria:  Vacant land & buildings  Site does not contain any protected one or more services and the City Centre/South Woodham Ferrers Town Centre  Ownership  Site does not contain any protected to be required to the required to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridgew	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an Area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an interna	Strategic Road Access		N/A						
Archaeological Assets  5	Designated Heritage Assets	;	5						
Minerals & Waste Constraints  Defined Open Space  5 Site does not lie within a Minerals or Park or Other Green Belt & Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3  Protected Natural Features  3 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  5 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of site is wholly within Flood 2 one 1  Site is in excess of 20m feature from a d	Non-Designated Heritage A	Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets							
Defined Open Space    Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Green Belt & Green Wedge	Archaeological Assets 5			_	Site is not thought to contain any assets of archaeological interest				
Park or 'Other' Green Space	Minerals & Waste Constrai	Minerals or Waste Consultation Area							
Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3	Defined Open Space		5						
Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Within 100m of TPOs.  Availability Criteria:  Availability Rating: Green  Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Vachievability Criteria:  Vachievability Criteria:  Achievability Rating: Green  Vability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge	Ü							
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  S Site is wholly within Flood Zone 1  Air Quality Management Areas  S Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  S Ground treatment is not expected to be required  Neighbouring Constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Within 100m of TPOs.  Availability Criteria:  Land Ownership  1 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  Legal Constraints  S Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Vacant land & Development is likely viable  Timescale for Deliverability  S Development is likely viable  Timescale for Deliverability  S Up to 5 years	Land Classification		0	Grade 2 or Grade 3					
Air Quality Management Areas  Ground Condition Constraints  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has no neighbouring constraints  Proximity to Key Services  OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Within 100m of TPOs.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Promoter has an option to purchase site or collaborate with existing owner  Land Condition  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Adjacent would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Availability Criteria:  Availability Rating:  Green  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Protected Natural Features	i	3	designated protected	natural feature or within 500				
Ground Condition Constraints  Neighbouring Constraints  Froximity to Key Services  O  Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Within 100m of TPOs.  Availability Criteria:  Availability Rating:  Green  Land Condition  5  Fromoter has an option to purchase site or collaborate with existing owner  Land Condition  5  Site does not face any known legal issues  N/A  Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Green  Jenen  Achievability Rating:  Green  Achievability Rating:  Green  Jenen  Jenen  Achievability Rating:  Jenen	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Neighbouring Constraints  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Within 100m of TPOs.  Availability Criteria:  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA				
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Within 100m of TPOs.  Availability Criteria:  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Achievability Rating:  Green  Achievability Rating:  Green  Up to 5 years	<b>Ground Condition Constrai</b>	nts	5	Ground treatment is n	ot expected to be required				
Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Within 100m of TPOs.  Availability Criteria:  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbouri	ing constraints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Within 100m of TPOs.  Availability Criteria:  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		0			more service	s and the City		
Bridleway. Within 100m of TPOs.  Availability Criteria:  Land Ownership  Solve Promoter has an option to purchase site or collaborate with existing owner  Land Condition  Solve Vacant land & buildings  Legal Constraints  Flanning Permission or  Allocation  Comments on Availability  Achievability Criteria:  Viability  Solve lopment is likely viable  Timescale for Deliverability  Availability Rating:  Availability Rating:  Availability Rating:  Achievability Rating:  Solve lopment is likely viable  Timescale for Deliverability  Solve lop to 5 years	Community Facilities		3	existing/proposed sch					
Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability					m track to no	orth off Sandon Hall		
Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:				Availability R	Rating:	Green		
Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or N/A  Allocation  Comments on Availability  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Land Ownership		3	Promoter has an optic			sting owner		
Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Site does not face any known legal issues  Achievabilissues  Achievability Rating:  Green  Up to 5 years	Land Condition								
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Legal Constraints			Site does not face any	known legal issues				
Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Planning Permission or			•					
Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  5  Up to 5 years									
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years					Δchievahility	Rating	Green		
Timescale for Deliverability 5 Up to 5 years	· · · · · · · · · · · · · · · · · · ·		5	Develonment is likely		Nating.	Jiccii		
					VIGNIC				
COMMONE ON ACRICAL MITA	Comments on Achievability		3	op to 3 years					

SHELAA Reference:			RAG Rating:	Amber				
21SHELAA60					3	0 May 2023		
Site Address:	Land I	North Ai	nd South Of Peverels	Farm, Domsey Lane, Little	Waltham,	Chelmsford, Essex		
Parish:	Little '	Walthar	n	Total Score:	86			
Developable Site Area	5.95			Reason for				
(ha):				discounted areas:				
Potential Yield:	102		Typology: 2					
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas		5	•	t result in the loss of establiste, South Woodham Ferrers Tes	•			
Proximity to the Workplace	•	0	Site is in excess of 2km	n walking distance of an emp	oloyment allo	cation		
Public Transport		0	Site is in excess of 400	m walking distance from all	services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	5	0	Site contains one or m	nore designated heritage ass	ets			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets			Site is not thought to contain any assets of archaeological interest					
Consultation Area whe				Illy within an identified Mine ere safeguarded infrastructu Id not have ceased prior to t	re is perman	ent in nature or where the		
Defined Open Space		5		n an area defined as Open Sp				
Green Belt & Green Wedge	<u>;</u>	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	classification/s: Grade 1,		
Protected Natural Features	5	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within F	ood Zone 1				
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA				
<b>Ground Condition Constrai</b>	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		3		constraints with potential fo				
Proximity to Key Services		0	Centre/South Woodh	n walking distance of one or am Ferrers Town Centre		<i>.</i>		
Community Facilities		3	existing/proposed sch recreation facility	out additional strain on but n	of worship/s			
Comments on Suitability		Within	urban Area. Grade II lis	ted Building. TPO/2003/007.				
<b>Availability Criteria:</b>				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wi	ling owner/public sector				
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely			-		
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: 21SHELAA61			RAG Rating:	Amber	3	0 May 2023			
Site Address:	Land N	North Ea	st Of Lilley Farm, Sch	ool Lane, Great Leighs, Ch	elmsford, E	ssex			
Parish:		Leighs		Total Score:	104				
Developable Site Area	1.45	- 0 -		Reason for					
(ha):				discounted areas:					
Potential Yield:	32			Typology:	3				
Proposed Use:	Reside	ential		Comments on the size					
				of site:					
Suitability Criteria:				Suitability Ra	ating:	Amber			
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation	•			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within			
			-	e, South Woodham Ferrers T	own Centre	or any designated			
5			Neighbourhood Centr						
Proximity to the Workplace	9	5		king distance of an employm		1			
Public Transport	is dita	0		Im walking distance from all salking distance to either a PR		notwork			
PROW and Cycling Connect Vehicle Access	ivity	5		g vehicle access into/adjacen		HELWUIK			
Strategic Road Access		N/A	A Toute exists enability	5 vernicie access into/aujacen	t to the site				
Designated Heritage Assets		3	Site is adjacent to one	or more designated heritage	accets				
Non-Designated Heritage A		5	-	contain any non-designated heritage assets					
Archaeological Assets	33013	5		contain any assets of archaed		est			
Minerals & Waste Constraints		5		a of a site is within a Minerals Safeguarding Area. Site is not within a					
Willieruis & Waste Constituti			Minerals or Waste Co						
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,			
Protected Natural Features		5		m of any locally designated printernational/national desig					
Flood Risk Constraints		5	Site is wholly within Fl						
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA					
Ground Condition Constrain	nts	5		ot expected to be required					
Neighbouring Constraints		5	Site has no neighbour	•					
Proximity to Key Services		0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City			
Community Facilities		3		ut additional strain on but no					
			recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or			
Comments on Suitability		Outsid	e of DSB. Adjacent to Gr	ade II Listed Buildings.					
Availability Criteria:			.,	Availability R	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector		J. C			
Land Condition		3	Low intensity land use						
Legal Constraints		5	Site does not face any known legal issues						
Planning Permission or		N/A							
Allocation		,							
Comments on Availability		Site cu	rrently in use for other p	ourposes.					
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely	•		•			
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Red	3	0 May 2023			
21SHELAA62	l								
Site Address:			Writtle Road, Margar	etting, Ingatestone, CM4					
Parish:		retting		Total Score:	80				
Developable Site Area	3.08			Reason for					
(ha): Potential Yield:	60			discounted areas:	3				
Proposed Use:	Reside	ntial		Typology:  Comments on the size	3				
Proposed ose.	Reside	iiliai		of site:					
Suitability Criteria:				Suitability Ra	ting:	Red			
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme		i iicu			
Impact on Retail Areas	ii cus	5	•	t result in the loss of establis		nd services within			
impact on netali / ireas		3	•	e, South Woodham Ferrers T	-				
			Neighbourhood Centre						
Proximity to the Workplace	9	0		n walking distance of an emp		cation			
Public Transport		0		m walking distance from all					
PROW and Cycling Connect	ivity	0		o either an existing PROW o		ork			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	it to the site				
Strategic Road Access		N/A							
Designated Heritage Assets		5		t contain any designated heritage assets					
Non-Designated Heritage A	ssets	5		any non-designated heritage		- = 1			
Archaeological Assets		5		contain any assets of archaed					
Minerals & Waste Constrai	nts	5		nan 5ha of a site is within a Minerals Safeguarding Area. Site is not within a als or Waste Consultation Area					
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	)	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	tan Green Belt or Green			
Land Classification		0	_	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,			
Protected Natural Features		0		comprises of one or more p	rotected nat	ural features			
Flood Risk Constraints	<u> </u>	5	Site is wholly within Fl						
Air Quality Management A	reas	5	•	m from a designated AQMA					
Ground Condition Constrai		5	Ground treatment is n	ot expected to be required					
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	I for mitigation	on			
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City			
Community Facilities		3	Development would p	ut additional strain on but no					
				ool/healthcare facility/place	of worship/s	ports, leisure, or			
Comments on Cuitability		Outside	recreation facility e of DSB. Several TPOs o	n sito					
Comments on Suitability		Outside	or DSB. Several IPOS 0		Ontina:	Groon			
Availability Criteria:		_	Hold by developer / 11	Availability F	varing:	Green			
Land Ownership		5		ling owner/public sector					
Land Condition		2	Established multiple uses  Site does not face any known legal issues						
Legal Constraints		5 N/A	one does not race any	KHOWH legal issues					
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently in use for other p	ourposes.					
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely	•					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023	
21SHELAA63							
Site Address:	The G	ranary C	Car Park, Victoria Road	d, Chelmsford, CM2 6LH	_		
Parish:	Chelm	sford		Total Score:	101		
Developable Site Area	0.74			Reason for			
(ha):				discounted areas:			
Potential Yield:	47			Typology:	15		
Proposed Use:	Reside	ential		Comments on the size			
				of site:		T	
Suitability Criteria:				Suitability R	ating:	Amber	
Proximity to Employment A	reas	5	·	existing/proposed employment			
Impact on Retail Areas		5	•	t result in the loss of establi	•		
			Neighbourhood Centr	e, South Woodham Ferrers	rown Centre	or any designated	
Proximity to the Workplace	<u> </u>	5		king distance of an employn	nent allocatio	n	
Public Transport	<u>*                                    </u>	5		alking distance of one or mo			
PROW and Cycling Connect	ivitv	5		alking distance to either a Pf		network	
Vehicle Access	,	5		g vehicle access into/adjace			
Strategic Road Access		N/A		<del></del>			
Designated Heritage Assets	;	3	Site is adjacent to one	or more designated heritag	ge assets		
Non-Designated Heritage A	Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets						
Archaeological Assets		5 Site is not thought to contain any assets of archaeological interest				est	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site	than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a			
				Minerals or Waste Consultation Area			
Defined Open Space		3	Site partially lies withit Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ting/proposed Country	
Green Belt & Green Wedge	1	3	Site partially lies withi	n the Metropolitan Green B	elt or Green V	Wedge	
Land Classification		5	Site is predominantly	Previously Developed Land			
Protected Natural Features		0		comprises of one or more	protected nat	ural features	
Flood Risk Constraints		1		rea is within Flood Zone 3			
Air Quality Management A		5		m from a designated AQMA	١		
Ground Condition Constrain	nts	5		ot expected to be required	16 111 11		
Neighbouring Constraints		0		constraints with no potenti			
Proximity to Key Services		5	Woodham Ferrers Tov	alking distance of all services vn Centre	s and/or the C	Lity Centre/South	
Community Facilities		3	·	ut additional strain on but r ool/healthcare facility/place			
			recreation facility				
Comments on Suitability		Green	Space. TPO/2001/053, T	bus stops. Opposite Grade PO/1995/021, TPO/2004/09			
Availability Criteria:		within	the site.	Availability	Pating	Green	
•		5	Held by developer/wil	ling owner/public sector	naung.	GIECH	
Land Ownership Land Condition		3	Low intensity land use				
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A	Site does not face any	arrichariosaes			
Allocation		IN/A					
Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:			<u> </u>	Achievabilit	y Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:			RAG Rating:	Gree	n	20	0 May 2023
21SHELAA64						,	0 Way 2023
Site Address:	Land E	ast Of 1	18 To 124 Plantation	Road, B	oreham, Chelmsfo	ord, Essex	
Parish:	Boreh	am		Total 9	Score:	109	
Developable Site Area	0.76			Reaso	n for		
(ha):				discou	nted areas:		
Potential Yield:	15			Typolo	ogy:	5	
Proposed Use:	Reside	ential		Comm	ents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	iting:	Green
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		-	
Proximity to the Workplace	;	5	Site is within 2km wall	king dista	nce of an employme	ent allocation	n
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		3	Site is adjacent to one				
Non-Designated Heritage A							
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 0 Site is wholly or partially within an identified Minerals Consultation Area and/o							
Minerals & Waste Constrain	nts	0	Consultation Area whe	ere safeg	uarded infrastructur	re is permane	tion Area and/or Waste ent in nature or where the delivery of development
Defined Open Space		5	Park or 'Other' Green	Space			ing/proposed Country
Green Belt & Green Wedge	!	5 Site does not lie within the Metropolitan Green Belt or Green Wedge					
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,
Protected Natural Features		3	designated protected designated protected	natural fon	eature or within 500 eature		within 100m of a locally rnational/national
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar		5	Site is in excess of 500				
Ground Condition Constrain	nts	5	Ground treatment is n				
Neighbouring Constraints		5	Site has no neighbouri				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	wn Centre	9		
Community Facilities		5	Development would n existing/proposed sch recreation facility				
Comments on Suitability			nt to DSB. In range of buvation Area. Within 100			of Plantation	Road. Adjacent to
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	lling own			
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known le	egal issues		
Planning Permission or		N/A					
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>					Achievability	Rating:	Green
Viability		5	Development is likely	viable			-
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

Site Address:   Land East Of Braintree Road, Little Waltham, Chelmsford	SHELAA Reference:			RAG Rating:	Amber	3(	0 May 2023		
Parish:: Little Waltham Total Score: 105  Developable Site Area (hs): 68.7 Reason for discounted areas: 7  Potential Vield: 1077 Typology: 26  Comments on the size of site is potentially suitable for all employment use Suitability Criteria: Size of site is potentially suitable of site: Size of site is potentially suitable for all employment use Suitability Criteria: Suita	21SHELAA65								
Developable Site Area (fish):    Proposed Use:   Mixed Use   Comments on the size   Size of site is potentially suitable of site:   for all employment use						405			
(ha):    Potential Vield:   1077			Naithan	1		105			
Potential Yield: Proposed Use: Mixed Use    Mixed Use   Comments on the size of site is potentially suitable for all employment use   Suitability Criteria:   Suitability Rating:   Amber	-	68.7							
Suitability Criteria:   Suitability Rating:   Amber	,	1077				26			
Of site:   For all employment use   Suitability Criteria:   Suitability Criteria:   Amber			Haa						
Suitability Criteria:   Suitability Rating:   Amber   Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Impact on Retail Areas   5   Development does not result in the loss of established shops and services within   Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres	Proposed Use:	iviixea	use						
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation	Challer Chall								
Impact on Retail Areas    S	•		l _	Citation talde of a sure			Amber		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace		reas					describes and the		
Public Transport  PROW and Cycling Connectivity  Site is within 400m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  5 Site has direct access to or is adjacent to the strategic road network  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  2 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  Defined Open Space  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  6 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1,  Grade 2 or Grade 3  Protected Natural Features  5 Site is nexcess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site is nexcess of 500m from a designated of the required  Neighbouring Constraints  5 Site is nexcess of 500m from a designated of the required  Neighbouring Constraints  6 Site is nexcess of 500m from a designated of the required  Neighbouring Constraints  7 Site is nexcess of 500m from a designated of the required  Neighbouring Constraints  8 Site is nexcess of 500m of any international/national designated protected natural features and in excess of 500m from a designated of the required  Neighbouring Constraints  9 Site is nexcess of 500m from a designated	Impact on Retail Areas		5	Chelmsford City Centr	e, South Woodham Ferrers T	-			
PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  5 Site has direct access to or is adjacent to the strategic road network  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  3 Site is adjacent to one or more non-designated heritage assets  Archaeological Assets  5 Site is in thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Frotected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of Site is wholly within Flood Zone 1  Air Quality Management Areas  6 Site is in excess of 500m of any international Provided Condition Constraints  5 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Perrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  5 Held by developer/willing owner/public sector  Availability C	Proximity to the Workplace	<u>:</u>	5			ent allocation	า		
PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  5 Site has direct access to or is adjacent to the strategic road network  Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  3 Site is adjacent to one or more non-designated heritage assets  Archaeological Assets  5 Site is in thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Frotected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of Site is wholly within Flood Zone 1  Air Quality Management Areas  6 Site is in excess of 500m of any international Provided Condition Constraints  5 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Perrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  5 Held by developer/willing owner/public sector  Availability C			5	Site is within 400m wa	alking distance of one or mor	e services			
Vehicle Access   5		ivity		Site is within 100m wa	alking distance to either a PR	OW or cycle r	network		
Designated Heritage Assets  3 Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 6 Site has neighbouring constraints with no potential for mitigation Proximity to Key Services 7 O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 8 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability 7 Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.  Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achie	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features shouly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 0 Site has neighbouring constraints with no potential for mitigation Proximity to Key Services 0 Site is in excess of 500m from a designated or or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Oriteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Planning Permission or Allocation 5 Site does not face any known legal issues Planning Permission or Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Yellow	Strategic Road Access		5	Site has direct access t	to or is adjacent to the strate	gic road netv	work		
Archaeological Assets    Site is not thought to contain any assets of archaeological interest	Designated Heritage Assets		3	Site is adjacent to one	or more designated heritage	e assets			
Minerals & Waste Constraints  2 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  6 Site is wholly within Flood Zone 1  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Cutside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.  Availability Criteria:  Availability Criteria:  Availability Rating:  Green  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more non-designated her	itage assets			
further assessment to be undertaken in the form of a Minerals Resource Assessment  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.  Availability Criteria:  Availability Rating:  Green  Land Ownership  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological intere	est		
Green Belt & Green Wedge	Minerals & Waste Constrain	nts		, , ,					
Land Classification  O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  O Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Coutside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Defined Open Space			Park or 'Other' Green	Space				
Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Comments on Suitability Criteria:  Availability Criteria:  Availability Rating:  Beld by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Yellow	Green Belt & Green Wedge	!	5						
excess of 500m of any international/national designated protected natural features   Flood Risk Constraints   5	Land Classification			Grade 2 or Grade 3					
Air Quality Management Areas  Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  Oiste has neighbouring constraints with no potential for mitigation  Proximity to Key Services  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Perrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Perrers Town Centre  Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Perrers Town Centre  Oiste is in exces				excess of 500m of any	international/national desig				
Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 0 Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability 0 Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.  Availability Criteria: Availability Rating: Green  Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Comments on Availability  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years			_						
Neighbouring Constraints  O Site has neighbouring constraints with no potential for mitigation  Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.  Availability Criteria:  Availability Rating:  Green  Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	, ,								
Proximity to Key Services  O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years		nts				1.6			
Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.  Availability Criteria:  Availability Rating:  Green  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years					· ·				
Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.  Availability Criteria:  Land Ownership  5 Held by developer/willing owner/public sector  Land Condition  5 Vacant land & buildings  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Proximity to Key Services		Ü			more services	s and the City		
Comments on Suitability  Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  Development is likely viable  Timescale for Deliverability  Availability Rating:  Availability Rating:  Freen  Availability Rating:  Availability Rating:  Availability Rating:  Achievability Rating:  Viability  Achievability Rating:  Achievability	Community Facilities		3	Development would p existing/proposed sch	ut additional strain on but no				
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Comments on Suitability				stops. Adjacent to Grade II l	isted Buildin.	g. Adjacent to Protected		
Land Ownership 5 Held by developer/willing owner/public sector  Land Condition 5 Vacant land & buildings  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Availability Criteria:				Availability R	Rating:	Green		
Legal Constraints  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	-		5	Held by developer/wil					
Legal Constraints  Planning Permission or N/A  Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years									
Planning Permission or Allocation  Comments on Availability  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years				Site does not face any	known legal issues				
Comments on Availability  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  4  Over 5 years									
Achievability Criteria:  Viability  5  Development is likely viable Timescale for Deliverability  4  Over 5 years									
Viability     5     Development is likely viable       Timescale for Deliverability     4     Over 5 years	Achievability Criteria:				Achievability	Rating:	Yellow		
Timescale for Deliverability 4 Over 5 years	•		5	Development is likely		0-	ı		
	Comments on Achievability			L					

SHELAA Reference: 21SHELAA66			RAG Rating:	Amber	3(	0 May 2023		
Site Address:	Eigld A	+ C*:4 5	Oference E71020 245	770 Hudo Hall Lana Cras	a+ \A/a +ba:==	Chalmsford Facey		
Site Address: Parish:				770, Hyde Hall Lane, Grea Total Score:	90	, Chelmstord, Essex		
Developable Site Area	170.27	Waltha	Ш	Reason for		substation (0.007ha),		
(ha):	170.27	, s		discounted areas:		umping Station		
Potential Yield:	2384			Typology:	23			
Proposed Use:	Reside	ntial		Comments on the size of site:				
Suitability Criteria:				Suitability Rating: Amber				
Proximity to Employment A	reas	0	Site is wholly/partially	located within an existing/p				
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	-			
Proximity to the Workplace	1	5	Site is within 2km wall	king distance of an employm	ent allocatior	n		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		alking distance to either a PRO		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		3		or more designated heritage				
Non-Designated Heritage A	ssets	0		ore non-designated heritage				
Archaeological Assets		5		contain any assets of archaec				
Minerals & Waste Constrain	nts	2	further assessment to	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment  Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space		5	Park or 'Other' Green	Space				
Green Belt & Green Wedge		5		n the Metropolitan Green Be				
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features		5	excess of 500m of any	m of any locally designated printernational/national desig				
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar		5		m from a designated AQMA				
Ground Condition Constrain	nts	5		ot expected to be required				
Neighbouring Constraints		0		constraints with no potentia				
Proximity to Key Services		0	Centre/South Woodha	n walking distance of one or i am Ferrers Town Centre		•		
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		,	nt to DSB. In range of bu h and adjacent to site.	s stops. Adjacent to Grade II	Listed Buildi	ngs. Protected Lanes run		
Availability Criteria:		oug	and adjustments site.	Availability R	lating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		1		
Land Condition		2	Established multiple u					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A	•					
Comments on Availability		Site cu	rrently in use for other p	ournoses.				
Achievability Criteria:		Site cu	Trendly in ase for other p	Achievability	Rating	Green		
Viability		5	Development is likely	•	Matilig.	Giccii		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		,	_ Spito 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Amber	3(	0 May 2023	
21SHELAA67	1						
Site Address:			est Of 52 Maldon Roa	ad, Danbury, Chelmsford			
Parish:	Danbu	ıry		Total Score:	99		
Developable Site Area	0.66			Reason for			
(ha):	12			discounted areas:			
Potential Yield: Proposed Use:	13 Reside	ntial		Typology:  Comments on the size	5		
Proposed ose.	Reside	entiai		of site:			
Suitability Criteria:				Suitability Ra	ting	Amber	
•	roac	l e	Site is outside of any	existing/proposed employme		Allibei	
Proximity to Employment A Impact on Retail Areas	reas	5	•	t result in the loss of establis		nd sarvices within	
impact on Ketali Areas		3	•	e, South Woodham Ferrers T	-		
			Neighbourhood Centr			, , , , , , , , , , , , , , , , , , , ,	
Proximity to the Workplace	<u>;</u>	5	Site is within 2km wal	king distance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	to either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	;	0	Site contains one or m	nore designated heritage asse	ets		
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more non-designated her	ritage assets		
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	Vedge	
Land Classification		3		Greenfield and primarily with 4, Grade 5, non-agricultural	_		
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management A	reas	3	Site is within 500m fro	om a designated AQMA			
Ground Condition Constrai	nts	5	Ground treatment is n	not expected to be required			
Neighbouring Constraints		0		constraints with no potentia			
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	ity Centre/South	
Community Facilities		5	Development would n	oot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability		-	nt to DSB. In range of bu 002/064 within the site.	us stops. Within Conservation	n Area. Adjac	ent to Protected Lane.	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	lling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	-			
Planning Permission or		N/A	<u>,                                     </u>	<u> </u>			
Allocation							
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely			•	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:			RAG Rating:	Yello	ow	3	0 May 2023
21SHELAA68							
Site Address:	Land N	Iorth O	f St Swithins Cottages	, Howe	Green, Chelmsford	d, Essex	
Parish:	Sando	n		Total	Score:	83	
Developable Site Area	45.619	•		Reasc	n for	Electricity	line (0.147ha), Gas
(ha):				disco	unted areas:	pipeline a	nd buffer (0.824ha)
Potential Yield:	0			Typol	• •	32+33+34	
Proposed Use:	Emplo	yment		Comn of site	nents on the size		e is potentially suitable ployment use
Suitability Criteria:					Suitability Ra	ting:	Yellow
Proximity to Employment A	reas	N/A			•		
Impact on Retail Areas		N/A					
Proximity to the Workplace	!	N/A					
Public Transport		5	Site is within 400m wa	alking dis	tance of one or more	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m w	alking dis	tance to either a PRO	OW or cycle	network
Vehicle Access		5	A route exists enablin	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		5	Site has direct access	to or is a	djacent to the strate	gic road net	work
Designated Heritage Assets		3	Site is adjacent to one	e or more	designated heritage	assets	
Non-Designated Heritage A	ssets	5	Site does not contain	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	0	Site is wholly or partially within an identified Minerals Consultation Area and/or W Consultation Area where safeguarded infrastructure is permanent in nature or wh allocated activity would not have ceased prior to the intended delivery of develop				
Defined Open Space		5	·	n an area			ing/proposed Country
Green Belt & Green Wedge		5	Site does not lie withi	n the Me	tropolitan Green Bel	t or Green V	Vedge
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land o	classification/s: Grade 1,
<b>Protected Natural Features</b>		0	Site partially or wholly	y compri	ses of one or more p	rotected nat	ural features
Flood Risk Constraints		2	Up to 25% of the site	area is w	ithin Flood Zone 3		
Air Quality Management Ar	eas	5	Site is in excess of 500	Om from	a designated AQMA		
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is e	expected	to be required on pa	art of the site	2
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A					
Community Facilities		5	Development would r existing/proposed sch recreation facility		-		
Comments on Suitability		Adjace	e of DSB. In range of bus nt to Grade II Listed Bui ninated Lane immediate	ldings. Sa	ındon Pit (LoWS) wit	hin part of th	
Availability Criteria:		Contai		.,	Availability R		Green
Land Ownership		5	Held by developer/wi	lling own		atilig.	J Green
Land Condition		5	Vacant land & buildin		ci, public sector		
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or		N/A	Site does not race any	, ALIOWITI	cpai issues		
Allocation		IN/A					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable	, terric vasinty		J. C.C.
VIUDITLY							
Timescale for Deliverability		5	Up to 5 years				

SHELAA Reference:			RAG Rating:	Red	3	0 May 2023	
21SHELAA70	I				<u> </u>		
Site Address:			Banters Lane, Banters	Lane, Great Leighs, Cheln			
Parish:	Great	Leigns		Total Score:	96		
Developable Site Area	21.04			Reason for			
(ha): Potential Yield:	361			discounted areas:	1		
Proposed Use:	Reside	ntial		Typology:  Comments on the size	1		
Proposed ose.	Reside	iitiai		of site:			
Suitability Criteria:				Suitability Ra	ting:	Red	
Proximity to Employment A	reac	5	Site is outside of any e	existing/proposed employme		Neu	
Impact on Retail Areas	ii eas	5	·	t result in the loss of establis		nd services within	
Impact on Retail Aleas		,	•	e, South Woodham Ferrers T	-		
			Neighbourhood Centre	es		, ,	
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employm	ent allocation	n	
Public Transport		0		m walking distance from all			
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5		any designated heritage asse			
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage							
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be	lt or Green W	Vedge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0		comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	3	Ground treatment is e	expected to be required on pa	art of the site	2	
Neighbouring Constraints		3	Site has neighbouring	constraints with potential fo	r mitigation		
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities		3	•	ut additional strain on but no	ot result in th	ne loss of on an	
			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Adiace	· · · · · · · · · · · · · · · · · · ·	ess from Banters Lane and tr	ack off Mill L	ane. Site adjacent Bushv	
				38 lies inside site boundary.			
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & buildings				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A			-		
Allocation							
Comments on Availability							
<b>Achievability Criteria:</b>				Achievability	Rating:	Green	
Viability		5	Development is likely	viable		•	
Timescale for Deliverability		5	Up to 5 years		<u> </u>		
Comments on Achievability	'						

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
21SHELAA71								
Site Address:			Can Bridge Way, Che	Imsford, Essex	ı			
Parish:	Chelm	sford		Total Score:	87			
Developable Site Area	3.29			Reason for	Sewage P	umping Station (0.1ha)		
(ha):				discounted areas:				
Potential Yield:	295			Typology:	11			
Proposed Use:	Reside	ential		Comments on the size of site:				
Cuitabilita Cuitavia								
Suitability Criteria:		Ι_	Cita in autoida af anu	Suitability Ra		Amber		
Proximity to Employment A	reas	5	·	existing/proposed employme esult in the loss of establishe				
Impact on Retail Areas		0	•	e, South Woodham Ferrers T	-			
Proximity to the Workplace	,	5	Site is within 2km wall	king distance of an employme	ent allocatio	n		
Public Transport		5	Site is within 400m wa	alking distance of one or more	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	;	3	Site is adjacent to one or more designated heritage assets					
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5		contain any assets of archaec				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	)	3	Site partially lies withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		5	Site is predominantly	Previously Developed Land				
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		0	Over 50% of the site a	rea is within Flood Zone 3				
Air Quality Management Ar	reas	3	Site is within 500m fro	om a designated AQMA				
Ground Condition Constrain	nts	3		xpected to be required on pa				
Neighbouring Constraints		0		constraints with no potentia				
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services vn Centre	and/or the C	ity Centre/South		
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability				bus stops. Vehicular access f				
		Opposi and TP	te Greade II Listed Build	to Scheduled monument. Ad ings. Part of site lies within tl	he Chelmer \	/alley Riverside (LoWS)		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	•	•		
Land Condition		2	Established multiple u	ses				
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or		Site is	already allocated wit	hin the Local Plan forming	g part of CW	V1b		
Allocation  Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:		l		Achievability	Rating:	Amber		
Viability		0	Development is likely	•				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			<u>, , , , , , , , , , , , , , , , , , , </u>					
The state of the s		ı						

CHELAA D.C.			DAC Dallas				
SHELAA Reference: 21SHELAA72			RAG Rating:	Amb	er	30	0 May 2023
Site Address:	Agricu	Itural Ba	arn, School Lane, Grea	at Leighs	s, Chelmsford, Ess	ex	
Parish:	Great	Leighs		Total 9	Score:	89	
Developable Site Area	41			Reaso	n for	Electricity	substation (0.01ha),
(ha):				discou	inted areas:	Sewage P	umping Station
						(0.05ha)	
Potential Yield:	502			Typolo	•,	27	
Proposed Use:	Reside	ntial			nents on the size		
				of site	I	- •	l
Suitability Criteria:					Suitability Ra		Amber
Proximity to Employment A	reas	5	Site is outside of any e				
Impact on Retail Areas		5	Development does no			-	
			Chelmsford City Centre Neighbourhood Centre		Woodilalli Fellers I	own centre (	or any designated
Proximity to the Workplace	)	5	Site is within 2km wall		ance of an employme	ent allocation	า
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking dist	tance to either a PRO	OW or cycle i	network
Vehicle Access	·	5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		0	Site contains one or m	ore desig	gnated heritage asse	ets	
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more	non-designated her	itage assets	
Archaeological Assets		5	Site is not thought to o				
Minerals & Waste Constrain	nts	2	Site is wholly or partia further assessment to	•		_	ding Area and requires Resource Assessment
Defined Open Space		3	Site partially lies within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge		5 Site does not lie within the Metropolitan Green Belt or Green Wedge					
Land Classification		O Site is predominantly Greenfield and primarily within the land classification/s Grade 2 or Grade 3					
Protected Natural Features		3	designated protected	natural fe	eature or within 500		within 100m of a locally rnational/national
El 18:10		_	designated protected				
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar Ground Condition Constrain		5	Site is in excess of 500 Ground treatment is n				
Neighbouring Constraints	11.5	0	Site has neighbouring		•	for mitigation	n .
Proximity to Key Services		0	Site is in excess of 2km		•		
Troximity to key services		)	Centre/South Woodha	_			
Community Facilities		3	Development would p existing/proposed sch- recreation facility				
Comments on Suitability		II Listed		rotected	Lane. Natural Green		te and School Lane. Grade ted Access). Within 100m
Availability Criteria:		<u></u>	, 11 200		Availability R	ating	Yellow
Land Ownership		5	Held by developer/wil	ling own	•		. 5
Land Condition		2	Established multiple u		, ,		
Legal Constraints		3	Site may possibly face		ıes		
Planning Permission or		N/A	· · · · · · · · · · · · · · · · · · ·				
Allocation							
Comments on Availability		Some u	ınknowns over access ar	nd owner	ship. Site currently i	n use for oth	er purposes.
<b>Achievability Criteria:</b>					Achievability	Rating:	Green
Viability		5	Development is likely	viable	•		•
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							
						· <u> </u>	

Site Address:   Vodafone, Telecommunications Mast 795, Carlton Farm, Beehive Lane, Galleywood, Chelmsford	SHELAA Reference: 21SHELAA74			RAG Rating:	Red		30	0 May 2023
Parish:   Galleywood   29.87   Reason for discounted areas:   27   Potential Yield:   366   Typology:   27   Potential Yield:   366   Typology:   27   Potential Yield:   Solitability Criteria:   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Red   Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Proximity to Employment Areas   5   Development does not result in the loss of established shops and services within   Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Proximity to the Workplace   5   Site is within 200m walking distance of an employment allocation   Proximity to the Workplace   5   Site is within 200m walking distance of one or more services   Proximity to designated Heritage Assets   5   Site is within 200m walking distance of one or more services   Proximity and Cycling Connectivity   5   Site is within 200m walking distance to either a PROW or cycle network   Vehicle Access   5   A route exists enabling vehicle access into/adjacent to the site   Strategic Road Access   N/A   Proximity to the Proximity and Access   N/A   Proximity to the Proximity and Access   N/A   Proximity to the Proximity and Access   N/A   Proximity to the Proximity and Access   N/A   Proximity to the Proximity and Access   N/A   Proximity to the Proximity and Access   N/A   Proximity to the Proximity and Access   N/A   Proximity to the Proximity and Access   N/A   Proximity to the Proximity to the Proximity and Access   N/A   Proximity to the Proximity to	Site Address:	Vodaf	one, Tel	ecommunications Ma	st 795,	Carlton Farm, Bee	hive Lane, (	Galleywood,
Developable Site Area   29.87   Residential   Site   Site   Suitability Criteria:   Suitability Criteria:   Suitability Criteria:   Suitability Rating:   Red		Chelm	sford					
Potential Yield:   366	Parish:	Galley	wood		Total 9	Score:	104	
Potential Yield:   Residential   Comments on the size of site:   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Red	Developable Site Area	29.87			Reaso	n for		
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Red	(ha):				discou	nted areas:		
Suitability Criteria:    Suitability Criteria:   Suitability Rating:   Red	Potential Yield:				Typolo	ogy:	27	
Suitability Criteria:   Suitability Rating:   Red	Proposed Use:	Reside	ntial					
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   1   1   2   2   2   2   2   2   2   2					of site			T
Impact on Retail Areas								Red
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Site is within 2km walking distance of an employment allocation PBOW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets N/A Designated Heritage Assets N/A Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any non-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Officen Belt & Green Wedge The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the Agricultural land classification; Grade 4, Grade 5, non-agricultural use, or urban use Site is in excess of 100m of any locally designated protected natural features Site is in excess of 500m of any international/national designated protected natural features Site is in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1  Air Quality Management Areas Site is wholly within Flood Zone 1  Air Quality Management Areas Site is wholly within Flood Zone 1  Air Quality Management Areas Site is wholly within Flood Zone 1  Air Quality Management Areas Site is wholly within Flood Zone 1  Air Quality Management Areas Site is wholly within Flood Zone 1  Air Quality Management Areas Site is wh		reas						
Public Transport  PROW and Cycling Connectivity  Site is within 100m walking distance of one or more services  PROW and Cycling Connectivity  Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  N/A  Designated Heritage Assets  N/A  Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets  Site does not contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any non-designated heritage assets  Archaeological Assets  Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  Site does not contain any non-designated heritage assets  Minerals & Waste Constraints  Site does not lie within a narea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  On the majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  Site is predominantly Greenfield and primarily within the agricultural land classification; Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  Site is in excess of 300m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  Site is in excess of 500m form a designated AQMA  Ground Condition Constraints  Site has neighbouring constraints with potential for mitigation  Site has neighbouring distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Availability Criteria:  Availability Criteria:  Availability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Vellow  Vability  Over 5 years	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•	
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A  Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any sasets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site 190% or more) lies within the Metropolitan Green Belt or Green Wedge 2 Site is predominantly Greenfield and primarily within the agricultural land classification 3 Site is in secess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA  Frowinity to Key Services 3 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 3 Site has neighbouring constraints with potential for mitigation  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria:  Availability Criteria:  Availability Criteria:  Achievability Criteria:  Achievability Criteria:	Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king dista	nce of an employme	ent allocation	ı
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access N/A  Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets  Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets  Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 5 Site is in excess of 100m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features of 100 modern and 100 modern	Public Transport		5					
Vehicle Access	PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	ance to either a PRO	OW or cycle r	network
Designated Heritage Assets   3   Site is adjacent to one or more designated heritage assets   Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets   Archaeological Assets   5   Site is not thought to contain any non-designated heritage assets   Minerals & Waste Constraints   5   Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals are waste Consultation Area   Minerals or Waste Consultation Area   Minerals or Waste Consultation Area   Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   O   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   O   The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge   Land Classification   Site is predominantly Greenfield and primarily within the Agricultural land classification   Site is predominantly Greenfield and primarily within the Agricultural land classification   Site is predominantly Greenfield and primarily within the Agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   Site is in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features   Site is within Pland Value of the City Centre (South Wedge Self State of South S	Vehicle Access	-	5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an Area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge  Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability  Adjacent to DSb. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building.  Availability Criteria:  Availability Rating:  Yellow  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  A/Allocation  Site currently in use for other purposes.  Achievability Criteria:  Achievabili	Strategic Road Access		N/A					
Archaeological Assets   5   Site is not thought to contain any assets of archaeological interest	Designated Heritage Assets	;	3	Site is adjacent to one	or more	designated heritage	assets	
Minerals & Waste Constraints    Defined Open Space   5	Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets				
Defined Open Space  Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification  3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features  5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 3 Site has neighbouring constraints with potential for mitigation Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building.  Availability Criteria:  Availability Rating: Yellow  Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  N/A  Allocation  5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				est
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 3 Site has neighbouring constraints with potential for mitigation Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building.  Availability Criteria: Availability Rating: Yellow  Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Site of the purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Minerals & Waste Constrain	nts	5			•	rding Area. S	ite is not within a
Land Classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use  Protected Natural Features 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features serving in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features serving in excess of 500m of any international/national designated protected natural features of size is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 3 Site has neighbouring constraints with potential for mitigation  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Criteria: Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building.  Availability Criteria: Availability Rating: Yellow  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Site our-retty in use for other purpose.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Defined Open Space		5			defined as Open Sp	ace, an existi	ing/proposed Country
Classification/s: Grade 4, Grade 5, non-agricultural use, or urban use   Protected Natural Features   5   Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features	Green Belt & Green Wedge		0		e (90% o	r more) lies within tl	ne Metropoli	tan Green Belt or Green
excess of 500m of any international/national designated protected natural features  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Ground treatment is not expected to be required  Neighbouring Constraints  3 Site has neighbouring constraints with potential for mitigation  Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II listed Building.  Availability Criteria:  Availability Rating:  Vellow  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Land Classification		3				-	
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Ground treatment is not expected to be required  Neighbouring Constraints 3 Site has neighbouring constraints with potential for mitigation  Proximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building.  Availability Criteria: Availability Rating: Yellow  Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 7 Source Sears  Povelopment is likely viable  Timescale for Deliverability 4 Over 5 years	Protected Natural Features		5			, ,		
Ground Condition Constraints   5   Ground treatment is not expected to be required	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone	21		
Neighbouring Constraints   3   Site has neighbouring constraints with potential for mitigation	Air Quality Management Ar	reas	5	Site is in excess of 500	m from a	designated AQMA		
Proximity to Key Services  3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  2 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  2 Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Yellow  Yellow  Over 5 years	<b>Ground Condition Constrain</b>	nts	5			•		
Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building.  Availability Criteria:  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating: Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Neighbouring Constraints		3	Site has neighbouring	constrair	its with potential fo	r mitigation	
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building.  Availability Criteria:  Land Ownership  Sample Promoter has an option to purchase site or collaborate with existing owner  Land Condition  Sample Stablished multiple uses  Legal Constraints  Sample Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Vellow  Achievability Rating:  Yellow  Viability  Somption of Development is likely viable  Timescale for Deliverability  4 Over 5 years	Proximity to Key Services		3	Woodham Ferrers Tov	vn Centre	2		
Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building.  Availability Criteria:  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Vellow  Achievability Rating:  Yellow  Yellow  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Community Facilities		3	existing/proposed sch				
Availability Criteria:  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  2 Established multiple uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	Comments on Suitability		-	nt to DSB. In range of bu	ıs stops. '	Vehicular access fro	m Beehive La	ne. Adjacent to Grade II
Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	Availability Criteria:					Availability R	ating:	Yellow
Land Condition 2 Established multiple uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	•		3	Promoter has an optic	n to pur			
Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Yellow  Viability 5 Development is likely viable  Timescale for Deliverability 4 Over 5 years	·			· ·				
Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years				·		egal issues		
Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years				<u>,                                      </u>				
Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  4 Over 5 years	_		,					
Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  4  Over 5 years			Site cu	rrently in use for other p	ourposes.			
Viability     5     Development is likely viable       Timescale for Deliverability     4     Over 5 years						<b>Achievahility</b>	Rating	Yellow
Timescale for Deliverability 4 Over 5 years	•		5	Development is likely	viable	. tomevability		
					05/6			
TOURDED SOU ACREVADURY	Comments on Achievability		_					

SHELAA Reference: 21SHELAA75		RAG Rating:	Red	3(	0 May 2023			
	1 1 6		at Of C7 Dais and Dasad	Distance Chalaster L				
Site Address:			ist Of 67 Priory Road,	Bicknacre, Chelmsford, Es				
Parish:	Bickna 7.48	icre		Total Score: Reason for	104			
Developable Site Area (ha):	7.40			discounted areas:				
Potential Yield:	128			Typology:	2			
Proposed Use:	Reside	ntial		Comments on the size				
Troposed ose.	reside	iitiai		of site:				
Suitability Criteria:				Suitability Ra	ting.	Red		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme		Incu		
Impact on Retail Areas	ii cus	5	·	t result in the loss of establis		nd services within		
impact on Netali Areas			•	e, South Woodham Ferrers T	-			
			Neighbourhood Centre					
Proximity to the Workplace	!	0		n walking distance of an emp		cation		
Public Transport		5		lking distance of one or mor				
PROW and Cycling Connecti	ivity	5		lking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	it to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage Assets 5				Site does not contain any non-designated heritage assets				
Archaeological Assets 5				Site is not thought to contain any assets of archaeological interest  Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals or Waste Consultation Area								
· · · · · · · · · · · · · · · · · · ·			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nati	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	y Centre/South		
Community Facilities		3	Development would p	ut additional strain on but no				
			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability				is stops. Vehicular access fro	m Priory Roa	d and track off Leighams		
Availability Critaria		Road.	FPO/2003/057 on site bo		Onting:	Groon		
Availability Criteria:		2	Dromotor has an entire	Availability F		Green		
Land Ownership		3	Vacant land & building	on to purchase site or collabo	nate with ext	ornig owner		
Land Condition		5	Site does not face any					
Legal Constraints			Site does not race any	KIIOWII IEgai ISSUES				
Planning Permission or Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely		0.	1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

Site Address:   Land North And West of Kingsgate, Bickmacre Road, Danbury, Chelmsford	SHELAA Reference:			RAG Rating:	Yellow	3(	0 May 2023	
Parish: Developable Site Area (ha): 5.89 Reason for discounted areas: Potential Yield: 101 Typology: 2  Protential Yield: 101 Typology: 2  Suitability Criteria: Suitability Criteria: Suitability Rating: Green  Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation  Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chemistry of the Workplace Neighbourhood Centres South Woodham Ferrers Town Centre or any designated Neighbourhood Centres  Proximity to the Workplace 0 Site is in excess of 21 EAU mealking distance of an employment allocation  Proximity to the Workplace 0 Site is within 400m walking distance of one or more services  Proximity to the Workplace 0 Site is within 100m walking distance of one or more services  Proximity to the Workplace 1 Site is within 100m walking distance of one or more services  Proximity to the Workplace 5 Site is within 100m walking distance of one or more services  Proximity to the Workplace 5 Site is within 100m walking distance of one or more services  Proximity to the Workplace 5 Site is within 100m walking distance of one or more services  Proximity to the Workplace 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 Site is within 100m walking distance of either to the site Vehicle Access 5 Site is within 100m walking distance of either access into dayleaded for either access into Access 5 Site is within 100m walking distance of either access into walking Access 6 Site is excess 6 Site of excess 6 Site of excess 6	21SHELAA76						<del>-</del>	
Developable Site Area   101		Land I	North Ar	nd West Of Kingsgate,			rd	
Potential Yield:   101		Danbu	ıry			105		
Proposed Use:		5.89						
Proposed Use:   Residential   Comments on the size of site:   Suitability Criteria:   Suitability Rating:   Green	` '							
Suitability Criteria:  Suitability Criteria:  Suitability Criteria:  Suitability Rating:  Green  Proximity to Employment Areas  5						2		
Suitability Criteria:   Suitability Rating:   Green	Proposed Use:	Reside	ential					
Proximity to Employment Areas   5   Site is outside of any existing/proposed employment allocation   Chemisford City Centre, South Woodsham Ferrers Town Centre or any designated   Neighbourhood Centres   Neighbourhood Centres   Neighbourhood Centres   Site is in exiscs of 2km walking distance of an employment allocation   Public Transport   5   Site is within 400m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance of one or more services   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   Vehicle Access   N/A   Promoter	Suitability Critoria:					ting	Groon	
Impact on Retail Areas	<b>'</b>	roac	l e	Site is outside of any e	•		Green	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport S Site is within 400m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Site does not lie within an mera defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features S Site does not comprise of any protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints S Site is within Within Flood Rone 1  Air Quality Management Areas S Site is well within Flood Rone 1  Air Quality Management Areas S Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities S Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Comments on Suitability Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chi156.  Availability Criteria:  Availability		reas		·			nd services within	
Neighbourhood Centres	impact on Ketali Areas		3			-		
Public Transport   5   Site is within 400m walking distance to either a PROW or cycle network   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   PROW and Cycling Connectivity   5   Site is within 100m walking distance to either a PROW or cycle network   Provided Recess   5   Site does not contain any designated heritage assets   Provided Heritage Assets   5   Site does not contain any designated heritage assets   Provided Green Belt & Green Wedge   5   Site does not contain any non-designated heritage assets   Provided Open Space   5   Site does not contain any non-designated heritage assets   Provided Open Space   5   Site does not lew within a Minerals Safeguarding Area. Site is not within a Minerals & Waste Constraints   Provided Open Space   5   Site does not liew within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space   Site does not lie within the Metropolitan Green Belt or Green Wedge   Site does not onlie within the Metropolitan Green Belt or Green Wedge   Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an internation							, , , , , , , , , , , , , , , , , , , ,	
PROW and Cycling Connectivity  5 Site is within 100m walking distance to either a PROW or cycle network  Vehicle Access  5 A route exists enabling vehicle access into/adjacent to the site  Strategic Road Access  N/A  Designated Heritage Assets  5 Site does not contain any designated heritage assets  Non-Designated Heritage Assets  5 Site does not contain any non-designated heritage assets  Archaeological Assets  5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints  5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Froximity to Key Services  5 Site is in excess of 500m from a designated AQMA  Ground Experiment of the site wood work of the site wood	Proximity to the Workplace	)	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation	
Vehicle Access	Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
Strategic Road Access	PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network	
Designated Heritage Assets   5   Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Non-Designated Heritage Assets   5   Site does not contain any non-designated heritage assets	Strategic Road Access		N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest  Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area  Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of the site in excess of 500m from a designated AQMA  Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA  Site is in excess of 500m from a designated AQMA  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worshi	Designated Heritage Assets	<u> </u>						
Minerals & Waste Constraints		ssets						
Defined Open Space  5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space  Green Belt & Green Wedge  5 Site does not lie within the Metropolitan Green Belt or Green Wedge  Land Classification  0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3  Protected Natural Features  3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints  5 Site is wholly within Flood Zone 1  Air Quality Management Areas  5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  5 Site has no neighbouring constraints  Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.  Availability Criteria:  Availability Rating:  Vellow  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or  A/A        A/A				_	•			
Green Belt & Green Wedge	Minerals & Waste Constraints 5					rding Area. S	ite is not within a	
Site does not lie within the Metropolitan Green Belt or Green Wedge	Defined Open Space	Defined Open Space 5				ace, an existi	ing/proposed Country	
Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints  Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.  Availability Criteria: Availability Rating:  Vellow  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Criteria: Achievability Criteria:  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge		5			lt or Green W	/edge	
designated protected natural feature or within 500m of an international/national designated protected natural feature  Flood Risk Constraints 5 Site is wholly within Flood Zone 1  Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.  Availability Criteria: Availability Rating: Yellow  Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation N/A  Allocation Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability S Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Land Classification		0		Greenfield and primarily with	nin the land c	lassification/s: Grade 1,	
Indication   Ind	Protected Natural Features		3	Site does not comprise	e of any protected natural fe	atures but is	within 100m of a locally	
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA  Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site  Neighbouring Constraints 5 Site has no neighbouring constraints  Proximity to Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.  Availability Criteria: Availability Rating: Yellow  Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years						m of an inte	rnational/national	
Ground Condition Constraints  Neighbouring Constraints  Site has no neighbouring constraints  Froximity to Key Services  Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.  Availability Criteria:  Land Condition  Jerministy In Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.  Availability Criteria:  Low intensity land uses  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Neighbouring Constraints   5	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services  5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre  Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.  Availability Criteria:  Availability Rating:  Yellow  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site				
Community Facilities  3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.  Availability Criteria:  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Achievability Criteria:  Achievability Rating:  Green  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbouring constraints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  Comments on Suitability  Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.  Availability Criteria:  Land Ownership  3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition  3 Low intensity land uses  Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Proximity to Key Services		5			and/or the C	ity Centre/South	
Comments on Suitability  Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.  Availability Criteria:  Land Ownership  Land Condition  Legal Constraints  Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  Achievability Rating:  Green  Viability  Suppose	Community Facilities		3	existing/proposed sch				
Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		Adjace		s stops. Within 100m of TPO	s. SOPC0007	77, chl156.	
Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner  Land Condition 3 Low intensity land uses  Legal Constraints 5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability Site currently in use for other purposes.  Achievability Criteria: Achievability Rating: Green  Viability 5 Development is likely viable  Timescale for Deliverability 5 Up to 5 years	Availability Criteria:				Availability R	Rating:	Yellow	
Legal Constraints  5 Site does not face any known legal issues  Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years			3	Promoter has an optic			sting owner	
Planning Permission or Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5  Development is likely viable  Timescale for Deliverability  5  Up to 5 years	Land Condition		3	Low intensity land use	S			
Allocation  Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years	Legal Constraints		5	Site does not face any	known legal issues			
Comments on Availability  Site currently in use for other purposes.  Achievability Criteria:  Viability  5 Development is likely viable  Timescale for Deliverability  5 Up to 5 years			N/A					
Achievability Criteria:     Achievability Rating:     Green       Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years			Site cu	rrently in use for other p	ourposes.			
Viability     5     Development is likely viable       Timescale for Deliverability     5     Up to 5 years				<u> </u>	Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	•		1	
·								
	Comments on Achievability			<u>.                                      </u>				

SHELAA Reference: 21SHELAA77		RAG Rating:	Amber	3	0 May 2023		
Site Address:	Falcon	Bowlin	g And Social Club. Ch	annels Drive, Broomfield,	Chelmsford	I. CM3 3FB	
Parish:	Broom		<u> </u>	Total Score:	98	,	
Developable Site Area	2.778			Reason for	Electricity substation (0.002ha)		
(ha):				discounted areas:	<b>'</b>	,	
Potential Yield:	54		Typology: 3				
Proposed Use:	Reside	ntial		Comments on the size			
·			of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation	•	
Impact on Retail Areas		5	-	ot result in the loss of establis re, South Woodham Ferrers T es	-		
Proximity to the Workplace		5	Site is within 2km wal	king distance of an employm	ent allocation	า	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	to either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets	5		any non-designated heritage			
Archaeological Assets 5			· ·	contain any assets of archaed			
Minerals & Waste Constraints 5			Minerals or Waste Co				
Defined Open Space 3			Park or 'Other' Green	10.			
Green Belt & Green Wedge				n the Metropolitan Green Be			
Land Classification	Classification 0			Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		3		king distance of all services a	nd/or the Cit	y Centre/South	
			Woodham Ferrers Tov		, ,	1 1/1 1:1	
Community Facilities		0	-	esult in the loss of an existing ip/sports, leisure, or recreating		chool/healthcare	
Comments on Suitability			Urban Area. In range of 014/004. SOPC000009, S	bus stops. Outdoor Sport (Pisore Condition of the Conditi	rivate). Withi		
Availability Criteria:				Availability F	Rating:	Yellow	
Land Ownership		3	Promoter has an ontic	on to purchase site or collabo			
Land Condition		3	Low intensity land use				
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A					
Allocation		,,,					
Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	-			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		,	J				

SHELAA Reference:			RAG Rating:	Green			
21SHELAA78			i i i i i i i i i i i i i i i i i i i		30	0 May 2023	
Site Address:	Land N	North O	f Orchard Way, Chelm	nsford			
Parish:	Chelm	elmsford		Total Score:	113		
Developable Site Area	1.19			Reason for			
(ha):				discounted areas:			
Potential Yield:	27			Typology:	4		
Proposed Use:	Reside	ential		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Green	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5	Chelmsford City Centr	t result in the loss of establis e, South Woodham Ferrers T	•		
Provimity to the Workplace	`	5	Neighbourhood Centr	es king distance of an employm	ent allocation	n	
Proximity to the Workplace Public Transport		5		alking distance of one or mor			
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access	avicy	5		g vehicle access into/adjacen			
Strategic Road Access		N/A		5			
Designated Heritage Assets	<u> </u>	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A		5		any non-designated heritage			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrai	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua	rding Area. S	ite is not within a		
Defined Open Space 5 S				n an area defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge				n the Metropolitan Green Be	lt or Green W	Vedge	
Land Classification	Ü			Greenfield and primarily with			
24114 014001110411011		Ů	Grade 2 or Grade 3				
Protected Natural Features	;	3		e of any protected natural fe			
			designated protected designated protected	natural feature or within 500 natural feature	of an inte	rnational/national	
Flood Risk Constraints		5	Site is wholly within F				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		3	Site is within 2km wal Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	y Centre/South	
Community Facilities		3		out additional strain on but no ool/healthcare facility/place			
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. TPO/1992/027 close	to boundary.		
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5		ling owner/public sector	-		
Land Condition		4	Established single use				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:		•		Achievability	Rating:	Green	
Viability		5	Development is likely	viable		•	
Timescale for Deliverability 5 Up to 5 years							
Comments on Achievability	,				-		

SHELAA Reference:			RAG Rating:	Yellow	_	0 May 2022		
21SHELAA79					3	0 May 2023		
Site Address:	Land S	outh O	Channels Drive Roun	dabout, Channels Drive,	Broomfield,	, Chelmsford		
Parish:	Broon	nfield		Total Score:	79			
Developable Site Area	39.41	4		Reason for	Gas pipeline and buffer			
(ha):				discounted areas:	(0.286ha)			
Potential Yield:	0			Typology:	32+33+36			
Proposed Use:	Emplo	yment		Comments on the size		e is potentially suitable		
				of site:		ployment use		
Suitability Criteria:		1	l	Suitability Ra	ating:	Yellow		
Proximity to Employment A	Areas	N/A						
Impact on Retail Areas		N/A						
Proximity to the Workplace	9	N/A	Site in table 400 and	H.C. and Cale and a Cale and a cale				
Public Transport		5		alking distance of one or mo		n aturarly		
PROW and Cycling Connect	ivity	3		alking distance to either a PR onstraints that would likely p				
Vehicle Access		3		ss into/adjacent to the site	nevent the in	inplementation of a route		
Strategic Road Access		5		to or is adjacent to the strate	egic road net	work		
Designated Heritage Assets	;	3	Site is adjacent to one	or more designated heritag	e assets			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	2		Site is wholly or partially within an identified Minerals Safeguarding Area and requires				
Defined Open Space	further assessment to be undertaken in the form of a Minerals Resource Assessment  Site partially lies within an area defined as Open Space, an existing/proposed Countr							
	Park or 'Other' Green Space							
Green Belt & Green Wedge	Peen Wedge 0 The majority of the site (90% or mo				the Metropol	itan Green Belt or Green		
Land Classification 0 Site is predomi Grade 2 or Grau				Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Protected Natural Features	;	0		comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
<b>Ground Condition Constrai</b>	nts	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	•	ot result in the loss of nor proof/healthcare facility/place				
Comments on Suitability		Buildin	g. Natural Green Space (	stops. Vehicular access fror (Limited Access). TPO/2006/ 5). SOPC000908 on northern	017 on north			
Availability Criteria:				Availability I	•	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		J. 50		
Land Condition		5	Vacant land & building	_ ·				
Legal Constraints		5	Site does not face any					
Planning Permission or		N/A	<u>,                                      </u>	<del>_</del>				
Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	,							

SHELAA Reference:			RAG Rating:	Red		3(	0 May 2023
21SHELAA80							
Site Address:	Land E	Betweer	Back Lane And Essex	Regime	ent Way, Little Wa		msford, Essex
Parish:		Walthan	n	Total		83	
Developable Site Area	3.18			Reaso			
(ha):	_				inted areas:		
Potential Yield:	0			Typol		N/A	
Proposed Use:	Comm	nunity Fa	acility	of site	nents on the size		
Suitability Criteria:				01 3100	Suitability Ra	iting:	Red
Proximity to Employment A	Areas	5	Site is outside of any e	existing/p			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		-	
Proximity to the Workplace	9	N/A					
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				
Vehicle Access  There are no visible constraints that would likely prevent the implementation to enable vehicle access into/adjacent to the site						plementation of a route	
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain a	any desig	nated heritage asse	ts	
Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets				
Archaeological Assets 5			Site is not thought to	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co		•	rding Area. S	ite is not within a
Defined Open Space		0	The majority of the sit existing/proposed Cou	•	•		ed as Open Space, an
Green Belt & Green Wedge	:	0					tan Green Belt or Green
Land Classification		0	•	Greenfie	d and primarily with	nin the land o	lassification/s: Grade 1,
Protected Natural Features	;	5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints		5	Site is wholly within Fl			acca proces	eca nataran reatares
Air Quality Management A	reas	5	Site is in excess of 500				
Ground Condition Constrai		5	Ground treatment is n				
Neighbouring Constraints		N/A		•	· · · · · · · · · · · · · · · · · · ·		
Proximity to Key Services		N/A					
Community Facilities		0	Development would re facility/place of worsh				chool/healthcare
Comments on Suitability			e of DSB. In range of P&l Outdoor Sports (Private)	R and bu			ave to be created from
Availability Criteria:					Availability R	lating:	Green
Land Ownership		5	Held by developer/wil	lling own	•	-	
Land Condition		4	Established single use				
Legal Constraints		3	Site may possibly face	legal issi	ıes		
Planning Permission or Allocation		N/A		-			
Comments on Availability		Potent	ial legal implications sur	rounding	existing golf uses. S	ite currently	in use for other
Achievability Criteria:		Parpos	<del></del>		Achievability	Rating:	Yellow
Viability		3	Development is margi	nal	1000000		
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			dence of viability provide	ed			

SHELAA Reference:			RAG Rating:	Yellow	3	0 May 2023	
21SHELAA81					01.1	<u> </u>	
Site Address:				e, Main Road, Little Walth	· ·	stord, Essex	
Parish:		Walthan	n	Total Score:	102		
Developable Site Area	6.96			Reason for			
(ha): Potential Yield:	119			discounted areas:	2		
Proposed Use:	Reside	ntial		Typology:  Comments on the size			
Troposcu osc.	Reside	intiai		of site:			
Suitability Criteria:				Suitability Ra	nting:	Yellow	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme			
Impact on Retail Areas		5	-	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	,	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5		alking distance to either a PR			
Vehicle Access		3		onstraints that would likely poss into/adjacent to the site	revent the in	nplementation of a route	
Strategic Road Access		N/A					
Designated Heritage Assets 3			-	or more designated heritage			
Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets				
Archaeological Assets 5			_	contain any assets of archaec			
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a	
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification		0	Site is predominantly ( Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	ry Centre/South	
Community Facilities		3	· ·	ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability			nt to DSB. In range of bu ected trees across the si	is stops. Adjecent to land arc ite.	ound Grade II	Listed Building. Number	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector	•	•	
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely			1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			ı				

SHELAA Reference:			RAG Rating:	Amber	3(	0 May 2023		
21SHELAA82								
Site Address:	Land E	ast Of 1	he Anchor, Runsell G	reen, Danbury, Chelmsfor	d, Essex			
Parish:	Danbu	ıry		Total Score:	102			
Developable Site Area	3.84			Reason for				
(ha):				discounted areas:				
Potential Yield:	75			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size				
				of site:		<u> </u>		
Suitability Criteria:				Suitability Ra		Amber		
Proximity to Employment A	reas	5	·	existing/proposed employme				
Impact on Retail Areas		5	•	t result in the loss of establis	-			
			Neighbourhood Centr	e, South Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	h	5		king distance of an employm	ent allocation	1		
Public Transport	<u> </u>	5		alking distance of one or mor				
PROW and Cycling Connect	ivitv	5		alking distance to either a PR		network		
Vehicle Access		5		g vehicle access into/adjacen	•			
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 0			Site is wholly or partia	Illy within an identified Mine	rals Consulta	tion Area and/or Waste		
			ere safeguarded infrastructu					
Defined Ones Conse			·	Id not have ceased prior to tl n an area defined as Open Sp		·		
Defined Open Space	fined Open Space 5 Site does not Park or 'Othe				iace, an existi	nig/proposed Country		
Green Belt & Green Wedge		5		n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		3	Site is predominantly	Greenfield and primarily with	nin the agricu	Itural land		
				4, Grade 5, non-agricultural				
Protected Natural Features		0		comprises of one or more p	rotected nati	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation  Site is within 2km walking distance of all services and/or the City Centre/South					
Proximity to Key Services		3	Woodham Ferrers Tov		na/or the Cit	y Centre/South		
Community Facilities		3	Development would put additional strain on but not result in the loss of on an					
· · · · · · · · · · · · · · · · · · ·			existing/proposed sch	ool/healthcare facility/place	of worship/s	ports, leisure, or		
			recreation facility					
Comments on Suitability		-	•	us stops. Informal access off I s along eastern boundary wit		. Adjacent to Grade II		
Availability Critoria		Listeu	Bullullig. Flotected trees			Croom		
Availability Criteria:		Е	Hold by developer (will	Availability F	aung:	Green		
Land Ownership		5	Vacant land & building					
Land Condition		5	,					
Legal Constraints Planning Permission or								
Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability Circuit.		5	Development is likely	•		1 3.00.1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			- 1 7 7 1					
23on on Admicvability								

SHELAA Reference:			RAG Rating:	Amber	2	0.040 2022		
21SHELAA83					30	0 May 2023		
Site Address:	Silver	Ash, Cra	nham Road, Little Wa	altham, Chelmsford, Essex	, CM3 3NB			
Parish:	Little \	Nalthar	n	Total Score:	76			
Developable Site Area	0.41			Reason for				
(ha):				discounted areas:				
Potential Yield:	0			Typology:	33+34			
Proposed Use:	Emplo	yment		Comments on the size	Current si	ze of site is not		
				of site:	suitable fo use	or large scale industrial		
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	reas	N/A		•				
Impact on Retail Areas		N/A						
Proximity to the Workplace	9	N/A						
Public Transport		0		m walking distance from all s				
PROW and Cycling Connect	ivity	0		to either an existing PROW o		ork		
Vehicle Access		5		g vehicle access into/adjacen				
Strategic Road Access		0		ess to nor is adjacent to the steed trunk road or a B-road	trategic road	network, primary road		
Designated Heritage Assets	;	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	linerals & Waste Constraints 0			Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development				
Defined Open Space				n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
			Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,		
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5		not result in the loss of nor pu ool/healthcare facility/place				
Comments on Suitability		Outsid	e of DSB. Within 100m o	of TPO/2003/007.				
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	lling owner/public sector				
Land Condition		3	Low intensity land use	uses				
Legal Constraints 5 Site does not face any known legal issues								
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely viable					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Red		20	0 May 2022
21SHELAA84						30	0 May 2023
Site Address:	Land N	North, S	outh And East Of She	epcotes	Wood, Essex Regi	ment Way,	Little Waltham,
	Chelm	sford, E	ssex				
Parish:	Little \	Walthar	n	Total :		91	
Developable Site Area	57.88			Reaso			
(ha):					inted areas:		
Potential Yield:	908			Typolo	•,	26	
Proposed Use:	Reside	ential		of site	nents on the size :		
Suitability Criteria:					Suitability Ra	iting:	Red
Proximity to Employment A	Areas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•	
Proximity to the Workplace	<u> </u>	5	Site is within 2km wal	king dista	ince of an employm	ent allocation	n
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle i	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	<u> </u>
Strategic Road Access		N/A					
Designated Heritage Assets	5	3	Site is adjacent to one	or more	designated heritage	assets	
Non-Designated Heritage A	ssets	5	Site does not contain				
Archaeological Assets 3			Site is thought to be a	-			=
Minerals & Waste Constrain	nts	Site is wholly or partially within an identified Minerals Consultation Area and/or W Consultation Area where safeguarded infrastructure is permanent in nature or who allocated activity would not have ceased prior to the intended delivery of developr				ent in nature or where the	
Defined Open Space	Defined Open Space 3			in an area Space	defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge 5			Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	Vedge
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	d and primarily with	in the land o	classification/s: Grade 1,
Protected Natural Features	;	0	Site partially or wholly	y compris	es of one or more p	rotected nat	ural features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre				
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		Adjace	e of DSB. In range of bus nt to Grade II Listed Buil lies within the site and	ldings. Na	ntural Green Space (	Limited Acce	-
Availability Criteria:					Availability R	lating:	Green
Land Ownership		5	Held by developer/wil	lling own		- 0	
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or Allocation		N/A					
Comments on Availability							
					A . I. 1	D . 11	V.II.
Achievability Criteria:		I _			Achievability	Rating:	Yellow
Viability		5	Development is likely viable				
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability							

SHELAA Reference:			RAG Rating:	Red	3(	0 May 2023	
21SHELAA85	l						
Site Address:			North East Of Three	Mile Hill Roundabout, Ma		Ingatestone, Essex	
Parish:		retting		Total Score:	84		
Developable Site Area	33.3			Reason for			
(ha): Potential Yield:	0			discounted areas:	33+35+36		
Proposed Use:	_	yment	1101				
Proposed ose.	Empic	yment	Comments on the size of site is potentially sui for all employment use				
Suitability Criteria:				Suitability Ra		Red	
Proximity to Employment A	reas	N/A		oureasiney ne		neu	
Impact on Retail Areas	ii Cus	N/A					
Proximity to the Workplace	<u> </u>	N/A					
Public Transport	•	5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivitv	5		alking distance to either a PR		network	
Vehicle Access	,	3		onstraints that would likely p			
7 0.111 0.10 7 100000		J		ss into/adjacent to the site		,	
Strategic Road Access		5	Site has direct access	to or is adjacent to the strate	gic road net	work	
Designated Heritage Assets	;	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets		0		ain one or more assets of arc			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area				
Defined Open Space		5	5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space				
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	itan Green Belt or Green	
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily with			
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A					
Community Facilities		5		ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability				stops. Within 100m of Hylar	nds Park (LoV	VS). SOPC000445, chl542	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A	•				
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely			J. 500.1	
Timescale for Deliverability		5	Up to 5 years	- *· <del>-</del>			
Comments on Achievability			p / 2000				
Comments on Achievability		l					

SHELAA Reference: 21SHELAA86				Yellow	3	0 May 2023		
Site Address:	Land N	North Ea	st Of Batemans Cotta	ges, Boyton Cross, Rox	well, Chelmsf	ord		
Parish:	Roxwe			Total Score:	96			
Developable Site Area	0.723			Reason for	Gas insta	Gas installation buffer (8.497ha)		
(ha):				discounted areas:				
Potential Yield:	0		Typology: N/A					
Proposed Use:	Comm	nunity Fa	acility	Comments on the siz	e			
				of site:				
Suitability Criteria:				Suitability Rating: Green				
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employ		1		
Impact on Retail Areas		5	Development does no	t result in the loss of estal	olished shops a	nd services within		
•			Chelmsford City Centr	e, South Woodham Ferre	rs Town Centre	or any designated		
			Neighbourhood Centr	es				
Proximity to the Workplace	9	N/A						
Public Transport		5		alking distance of one or n				
PROW and Cycling Connect	ivity	5		lking distance to either a		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adja	ent to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	5	5		any designated heritage a				
Non-Designated Heritage A	Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets				
Archaeological Assets		0		ain one or more assets of				
Minerals & Waste Constrai	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Counti Park or 'Other' Green Space					
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within	n the Metropolitan Green	Belt or Green \	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily v	vithin the land	classification/s: Grade 1,		
Protected Natural Features	i	5		m of any locally designate international/national de				
Flood Risk Constraints		5	Site is wholly within F		- U			
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		3	Ground treatment is e	xpected to be required or	part of the sit	e		
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would n	ot result in the loss of no	put additional	strain on an		
,			- · · ·	ool/healthcare facility/pla	ce of worship/	sports, leisure, or		
0		0	recreation facility		.1 1 16 6			
Comments on Suitability		Outsid	e ot DSB. In range of bus	stops. SOPC000202 on so		_		
Availability Criteria:		1		Availability	/ Rating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A						
Allocation  Comments on Availability								
				A . L. 1 . 1 . 1 . 1	D	Vallani		
Achievability Criteria:			I B	Achievabil	ity kating:	Yellow		
Viability		3	Development is margi	naı				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	1	No evi	dence of viability provid	ed				

SHELAA Reference: 21SHELAA88		RAG Rating:	Ambe	r	30 May 2023		
Site Address:	Land N	Jorth W	est Of Gubbions Hall	Farm. Ban	ters Lane. Great	t Leighs. Ch	elmsford
Parish:	Great			Total Sc		101	
Developable Site Area	6.87	6		Reason			
(ha):					ted areas:		
Potential Yield:	118			Typolog	v:	2	
Proposed Use:	Reside	ntial		,, ,	nts on the size		
•				of site:			
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e				
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South W		-	
Proximity to the Workplace		5	Site is within 2km wall				า
Public Transport		0	Site is in excess of 400	m walking	distance from all s	services	
<b>PROW and Cycling Connect</b>	ivity	5	Site is within 100m wa			•	network
Vehicle Access		5	A route exists enabling	g vehicle ac	cess into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a				
Non-Designated Heritage A	on-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets						
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constrain	nts	further assessment to be undertaken in the form of a Minerals Resource Assessmen				•	
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Co Park or 'Other' Green Space				
Green Belt & Green Wedge		5 Site does not lie within the Metropolitan Green Belt or Green Wedge					
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield	and primarily with	in the land c	lassification/s: Grade 1,
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural fea	ture or within 500		within 100m of a locally rnational/national
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a d	esignated AQMA		
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is e	expected to	be required on pa	art of the site	2
Neighbouring Constraints		5	Site has no neighbouri				
Proximity to Key Services		0	Site is in excess of 2km	_		more service	s and the City
Community Facilities		3	Centre/South Woodha Development would p existing/proposed sch recreation facility	ut addition	al strain on but no		
Comments on Suitability		_	•		·-		nd Moat Woods (LoWS) boundary, chl644.
Availability Criteria:					Availability R		Green
Land Ownership		5	Held by developer/wil			<u> </u>	1
Land Condition		5	Vacant land & building		<del>-</del>		
Legal Constraints		5	Site does not face any		al issues		
Planning Permission or Allocation		N/A	<u>, '</u>	<u> </u>			
Comments on Availability							
Achievability Criteria:					Achievability	Rating	Green
Viability		5	Development is likely		ternevability	Maning.	J. C.C.II
Timescale for Deliverability		5	Up to 5 years	viable			
Comments on Achievability		,	op to 5 years				

SHELAA Reference:			RAG Rating:	Amber	3(	0 May 2023		
21SHELAA89								
Site Address:			ittle Rye Fields, Little	Rye Fields, Chelmsford	100			
Parish:	Great	Leighs		Total Score:	106			
Developable Site Area	2.48			Reason for				
(ha):	40			discounted areas:	3			
Potential Yield: Proposed Use:	49 Reside			Typology:  Comments on the size	_ 3			
Proposed use:	Reside	muai		of site:				
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	ii cus	5	Development does no	t result in the loss of establis e, South Woodham Ferrers 1	hed shops ar	nd services within		
Proximity to the Workplace		5	Site is within 2km wall	king distance of an employm	ent allocation	n		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		lking distance to either a PR				
Vehicle Access		3		onstraints that would likely p ss into/adjacent to the site	revent the im	nplementation of a route		
Strategic Road Access		N/A						
Designated Heritage Assets 5				any designated heritage asse				
Non-Designated Heritage Assets 5				any non-designated heritage				
Archaeological Assets 5				contain any assets of archaec				
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeguansultation Area	irding Area. S	ite is not within a		
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	Vedge		
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints  Site is in excess of 2km walking distance of one or more services and the City					
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		3	· ·	ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability			014/031 and adjacent Sa	is stops. Trees along the wes indylay and Moat Woods (Lo				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		1		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years	- 41-5				
Comments on Achievability			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023			
21SHELAA90					=				
Site Address:			Mill House, Mill Lane						
Parish:	Great	Leighs		Total Score:	100				
Developable Site Area	12			Reason for					
(ha):	200			discounted areas:	2				
Proposed Use:	206 Reside	ntial		Typology:  Comments on the s	2				
Proposed use:	Reside	illidi		of site:	lize				
Suitability Criteria:				Suitability Rating: Amber					
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed emplo					
Impact on Retail Areas		5	Development does no	t result in the loss of est e, South Woodham Feri	tablished shops a	nd services within			
Proximity to the Workplace	<u>;</u>	5	Site is within 2km wal	king distance of an emp	loyment allocatio	n			
Public Transport		0	Site is in excess of 400	m walking distance fror	n all services				
PROW and Cycling Connect	ivity	5		lking distance to either		network			
Vehicle Access		5	A route exists enabling	yehicle access into/adj	acent to the site				
Strategic Road Access		N/A							
Designated Heritage Assets	;	3	3 Site is adjacent to one or more designated heritage assets						
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets									
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest									
Minerals & Waste Constrain	further assessment to be undertaken in the form of a Minerals Resource Assessm				•				
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Coul Park or 'Other' Green Space						
Green Belt & Green Wedge									
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily	within the land	classification/s: Grade 1,			
Protected Natural Features		3		natural feature or withi		within 100m of a locally ernational/national			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AC	QMA				
<b>Ground Condition Constrain</b>	nts	5	Ground treatment is n	ot expected to be requi	red				
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		0		n walking distance of on Im Ferrers Town Centre		es and the City			
Community Facilities		3		ut additional strain on bool/healthcare facility/p					
Comments on Suitability			e of DSB. Adjacent to Gr oat Woods (LoWS) and E			nument. Adjacent Sandylay			
Availability Criteria:				Availabili	ty Rating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public secto	•				
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any						
Planning Permission or Allocation		N/A	·						
Comments on Availability									
Achievability Criteria:				Achievah	ility Rating:	Yellow			
Viability		5	Development is likely		mey nating.	I CIIOVV			
Timescale for Deliverability	,	4	Over 5 years	viable					
Comments on Achievability		-							
Comments on Achievability									

SHELAA Reference: 21SHELAA91			RAG Rating:	Red	3	0 May 2023		
Site Address:	Land /	Adiacont	The Fox And Payen	<u>l</u> Chelmer Village Way, Spr	ingfield Ch	elmsford Essay		
Parish:	Spring		. The FOX And Naven,	Total Score:	90	eiiiisioiu, Essex		
Developable Site Area	1.64	iicia		Reason for	30			
(ha):	1.01			discounted areas:				
Potential Yield:	37			Typology:	3			
Proposed Use:	Reside	ntial		Comments on the size				
·				of site:				
Suitability Criteria:				Suitability R	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme				
Impact on Retail Areas		5	•	t result in the loss of establi e, South Woodham Ferrers <sup>*</sup> es	-			
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king distance of an employm	nent allocatio	n		
Public Transport		5		alking distance of one or mo				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site					
Strategic Road Access		N/A						
Designated Heritage Assets		0		ore designated heritage ass				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5		contain any assets of archae				
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor					
Defined Open Space		0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space					
Green Belt & Green Wedge	!	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge					
Land Classification		3	· ·	Greenfield and primarily wit 4, Grade 5, non-agricultural	_			
Protected Natural Features		0		comprises of one or more p	protected nat	ural features		
Flood Risk Constraints		1	25%-50% of the site area is within Flood Zone 3					
Air Quality Management Ar		5		m from a designated AQMA	1			
Ground Condition Constrain	nts	5		ot expected to be required	16			
Neighbouring Constraints		0		constraints with no potentia				
Proximity to Key Services		5	Woodham Ferrers Tov	alking distance of all services vn Centre	and/or the C	ity Centre/South		
Community Facilities		3		ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability			_	stops. Site is within Conser een Space. Chelmsford Wate		=		
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		3	Promoter has an option	on to purchase site or collabo		isting owner		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		Site al	ready allocated in the	Local Plan for future rec	reation use,	/SuDS		
Comments on Availability								
Achievability Criteria:				Achievability	v Rating:	Green		
Viability		5	Development is likely		, ,	<del></del>		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			<u>, , , , , , , , , , , , , , , , , , , </u>					

Parish: Developable Site Area (ha): Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Are	10.944 188 Mixed	sford I	  Imer Viaduct Develop	ment Site, Chelmer Road Total Score: Reason for discounted areas:	91	d, Essex		
Parish: Developable Site Area (ha): Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Are	10.944 188 Mixed	sford I	Imer Viaduct Develop	Total Score: Reason for	91	d, Essex		
Developable Site Area (ha): Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Area	10.944 188 Mixed	ļ		Reason for				
(ha): Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Arc	188 Mixed				Gas pipeli			
Potential Yield: Proposed Use:  Suitability Criteria: Proximity to Employment Arc	Mixed	Use			Gas pipeline and buffer (0.246ha)			
Proposed Use:  Suitability Criteria:  Proximity to Employment Are	Mixed	Use		Typology:	2			
Suitability Criteria: Proximity to Employment Are		OSC		Comments on the size		e is potentially suitable		
Proximity to Employment Are				of site:		ployment use		
			Suitability Rating: Amber					
	eas	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas		5	· ·	t result in the loss of establi e, South Woodham Ferrers <sup>*</sup> es	•			
Proximity to the Workplace		5	Site is within 2km wal	king distance of an employm	nent allocation	า		
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connectiv	/ity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	4 Site has direct access to or is adjacent to a primary road network					·k		
Designated Heritage Assets	signated Heritage Assets 0 Site contains one or more designated heritage assets							
Non-Designated Heritage Ass	d Heritage Assets 5 Site does not contain any non-designated heritage assets							
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest								
Minerals & Waste Constraint	ts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua nsultation Area	arding Area. S	ite is not within a		
Defined Open Space 0				e (90% or more) lies within a untry Park or 'Other' Green S		ed as Open Space, an		
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% or more) lies within	the Metropoli	tan Green Belt or Green		
Land Classification		3		Greenfield and primarily wit 4, Grade 5, non-agricultural	_			
Protected Natural Features		0		comprises of one or more				
Flood Risk Constraints		0	Over 50% of the site area is within Flood Zone 3					
Air Quality Management Are	eas	3	Site is within 500m from a designated AQMA					
<b>Ground Condition Constraint</b>	ts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	al for mitigation	on		
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	ity Centre/South		
Community Facilities		3	Development would p existing/proposed sch recreation facility	ut additional strain on but n ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability			nt to Urban Area. In ran	ge of bus stops. Site is within				
		II Liste	d Building. Accessible N	atural Green Space. Chelmsf	ord Waterme	adows (LoWS).		
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		3		on to purchase site or collabo	orate with exi	sting owner		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely			1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		-	<u> </u>					

SHELAA Reference:			RAG Rating:	Aml	per	3(	0 May 2023		
21SHELAA93							-		
Site Address:			est Of Pease Hall, Sar				ford		
Parish:	Spring				Score:	96	11. 66		
Developable Site Area	20.40	6			on for		ne and buffer		
(ha):	250				unted areas:	(0.184ha)			
Prepared User	350	Luca		Typol	<u> </u>	1	o is notontially suitable		
Proposed Use:	Mixed	ose		of site	nents on the size e:		e is potentially suitable ployment use		
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/	proposed employme	nt allocation			
Impact on Retail Areas	mpact on Retail Areas 5			Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	2	5	Site is within 2km wal		ance of an employm	ent allocation	1		
Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling						
Strategic Road Access	Dad Access  O Site has no direct access to nor is adjacent to the strategic road network, prima network, a safeguarded trunk road or a B-road						network, primary road		
Designated Heritage Assets	5	0	Site contains one or m	nore desi	ignated heritage asse	ets			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-	-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain a	any assets of archaed	ological intere	est		
Minerals & Waste Constraints 2			Site is wholly or partia further assessment to	•		U	ding Area and requires Resource Assessment		
Defined Open Space		O The majority of the site (90% or more) lies within an area defined as Oper existing/proposed Country Park or 'Other' Green Space				ed as Open Space, an			
Green Belt & Green Wedge	)	0					tan Green Belt or Green		
Land Classification 3			Site is predominantly classification/s: Grade			_			
Protected Natural Features	3	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature						
Flood Risk Constraints		2	2 Up to 25% of the site area is within Flood Zone 3						
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour	ing cons	traints				
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov			and/or the C	ity Centre/South		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		Road.	e of DSB. In range of bus Site is within Conservation Space. Number of prote	on Area.	Adjacent to Grade II				
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		3	Promoter has an option	on to pur			sting owner		
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known	legal issues				
Planning Permission or Allocation		Site a	ready allocated in the	e Local I	Plan for future reci	reation use/	/SuDS		
Comments on Availability									
					A a bio ca bilita	Datina	Cucan		
Achievability Criteria:		-	Development to 1911	- اعلمان	Achievability	kating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability	/								

SHELAA Reference:			RAG Rating:	Green	30	0 May 2023		
21SHELAA94					_			
Site Address:			St Annes, Priory Roa	d, Bicknacre, Chelmsford,				
Parish:	Bickna	icre		Total Score:	104			
Developable Site Area	7.17			Reason for				
(ha):	122			discounted areas:	2			
Potential Yield: Proposed Use:	123 Reside	ntial		Typology:  Comments on the size	2			
Proposed ose.	Reside	entiai		of site:				
Suitability Criteria:				Suitability Ra	ting:	Green		
•	roac	l e	Site is outside of any e	existing/proposed employme		Green		
Proximity to Employment A	reas	5	·	t result in the loss of establis		nd corvices within		
Impact on Retail Areas		3	•	e, South Woodham Ferrers T	-			
			Neighbourhood Centre			, , , , , , , , , , , , , , , , , , , ,		
Proximity to the Workplace	<u>;</u>	0 Site is in excess of 2km walking distance of an employment allocation						
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services			
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constrai	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space					
Green Belt & Green Wedge 5 Site does not lie			Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features		5		m of any locally designated properties international/national designational designations.				
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrai	nts	5		ot expected to be required				
Neighbouring Constraints		5	Site has no neighbouri					
Proximity to Key Services		3	Woodham Ferrers Tov					
Community Facilities		3		ut additional strain on but no				
				ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		Adiace	recreation facility  nt to DSB. In range of bu	s stops. Vehicluar access fro	m Priory Roa	d.		
Availability Criteria:			31.00	Availability F		Green		
Land Ownership		3	Promoter has an optic	on to purchase site or collabo				
Land Condition		5	Vacant land & building	•				
Legal Constraints		5	Site does not face any					
Planning Permission or		N/A	1					
Allocation		''''						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	•		l .		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference: 21SHELAA95			RAG Rating:	Red	30 May 2023			
Site Address:	Land I	North W	<u>l</u> est Of Hareswood, Fl	<u>I</u> m Green Lane, Danbury, (	helmsford.	Fssex		
Parish:	Danbu		250 01.114.2511.254, 21.	Total Score:	100	20007		
Developable Site Area	1.25	,		Reason for				
(ha):				discounted areas:				
Potential Yield:	28			Typology:	4			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:			Suitability Rating: Red					
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5		t result in the loss of establis e, South Woodham Ferrers T	-			
Proximity to the Workplace	<u> </u>	0	Site is in excess of 2km walking distance of an employment allocation					
Public Transport		5		lking distance of one or mor				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5		g vehicle access into/adjacen	•			
Strategic Road Access		N/A						
Designated Heritage Assets	5	3	Site is adjacent to one	adjacent to one or more designated heritage assets				
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more non-designated her	ritage assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safeguansultation Area	rding Area. S	ite is not within a		
Defined Open Space 5			Park or 'Other' Green					
Green Belt & Green Wedge	Green Belt & Green Wedge 5			n the Metropolitan Green Be				
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features		0		comprises of one or more p	rotected nati	ural features		
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A		5		m from a designated AQMA				
Ground Condition Constrai	nts	5		ot expected to be required				
Neighbouring Constraints		5 3	Site has no neighbour	king distance of all services a	nd/or the Cit	y Contro/South		
Proximity to Key Services		3	Woodham Ferrers Tov		nu/or the Cit	y Centre/South		
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability		Adjace	nt to Registered Park an	is stops. Vehicular access fro d Garden. Site is adjacent to rs and lies within the site.				
Availability Criteria:			Sea common 5551 border	Availability F	Rating:	Green		
Land Ownership		3	Promoter has an optic	on to purchase site or collabo				
Land Condition		5	Vacant land & building	· · · · · · · · · · · · · · · · · · ·		0		
Legal Constraints		5	Site does not face any					
Planning Permission or		N/A						
Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	'							

SHELAA Reference:			RAG Rating:	Yello	w	30	0 May 2023		
21SHELAA96	T .								
Site Address:			am Interchange, Colo				Essex		
Parish:	Boreha			Total 9		72			
Developable Site Area	48.689			Reaso	-	•	line (0.336ha), Gas		
(ha):					nted areas:	pipeline and buffer (0.225ha)			
Potential Yield:	0			Typolo	0,	32+33+34			
Proposed Use:	Employ	ment		of site	ents on the size		e is potentially suitable ployment use		
Suitability Criteria:				Of Site	Suitability Ra		Yellow		
Proximity to Employment A	Areas	N/A			Suitability ita		10.000		
Impact on Retail Areas	u cus	N/A							
Proximity to the Workplace	د	N/A							
Public Transport	-	5	Site is within 400m wa	lking dist	cance of one or more	e services			
PROW and Cycling Connect	ivitv	5	Site is within 100m wa				network		
Vehicle Access	,	5	A route exists enabling						
Strategic Road Access		5	Site has direct access				vork		
Designated Heritage Assets	5	0	Site contains one or m	ore desig	nated heritage asse	ets			
Non-Designated Heritage A		5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaeo	logical intere	est		
Minerals & Waste Constrai	nts	0	Site is wholly or partia	lly within	an identified Miner	als Consultat	tion Area and/or Waste		
				_		•	ent in nature or where the		
- ^							delivery of development		
Defined Open Space		3	Site partially lies withi Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge					/edge				
Land Classification		0 Site is predominantly Greenfield and primarily within the land classification/s: G							
			Grade 2 or Grade 3						
Protected Natural Features	5	3	designated protected				within 100m of a locally		
			designated protected			iii oi aii iiitei	mational/national		
Flood Risk Constraints		0	Over 50% of the site a						
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	3	Ground treatment is expected to be required on part of the site						
Neighbouring Constraints		N/A							
Proximity to Key Services		N/A							
Community Facilities		5	Development would n		•				
			existing/proposed sch	ool/healt	hcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		Outside	recreation facility e of DSB. In range of bus	stons D	art of site in Consen	ration Area	Adjacent to Registered		
Comments on Suitability			_	-			ce (Limited Access). Site		
		border	s Boreham House RPG a	nd River	Chelmer (LoWS). SO	PC000569, c	hl461, chl512.		
Availability Criteria:					Availability R	ating:	Yellow		
Land Ownership		3	Promoter has an optic	n to pur			sting owner		
Land Condition		2	Established multiple u						
Legal Constraints		3	Site may possibly face	legal issu	ies				
Planning Permission or		22/02	270/FUL received, ye						
Allocation									
Comments on Availability		Potent	ial for issues in removal	of existin	g uses. Site currentl	y in use for o	ther purposes.		
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability	,	5	Up to 5 years						
Comments on Achievability			<u> </u>						

SHELAA Reference: 21SHELAA97			RAG Rating:	Red		3	0 May 2023		
Site Address:	Land S	outhea	st And West Of Garag	e Block	. Hunts Close. Writ	ttle. Chelms	ford. Essex		
Parish:	Writtle				Score:	91			
Developable Site Area	52.7			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	826			Typol	ogy:	26			
Proposed Use:	Reside	ential		Comn	Comments on the size				
				of site	of site:				
Suitability Criteria:					Suitability Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•			
Proximity to the Workplace	,	5	Site is within 2km wal		ance of an employm	ent allocation	n		
Public Transport	<u> </u>	5	Site is within 400m wa						
PROW and Cycling Connect	ivitv	5	Site is within 100m wa				network		
Vehicle Access	,	5	A route exists enabling						
Strategic Road Access		N/A			<del>-</del>				
Designated Heritage Assets	;	3	Site is adjacent to one	or more	designated heritage	e assets			
Non-Designated Heritage A		5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain a	iny assets of archaed	ological intere	est		
Minerals & Waste Constrain	nts	2 Site is wholly or partially within an identified Minerals Safeguarding Area and further assessment to be undertaken in the form of a Minerals Resource Asse					•		
Defined Open Space 3			Site partially lies withi Park or 'Other' Green		a defined as Open Sp	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge 0			Wedge				itan Green Belt or Green		
Land Classification 0			Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features	i	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature						
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is expected to be required on part of the site						
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation						
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre						
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		to Reg	nt to DSB. In range of bu istered Park and Garden nd Recreation Ground. V	. Adjacei	nt to Conservation A	rea. Opposite	_		
		wester	n parcel, SOPC000430 ir	n northe	n parcel.		1		
Availability Criteria:					Availability R		Yellow		
Land Ownership		3	Promoter has an option	n to pur	chase site or collabo	rate with exi	sting owner		
Land Condition		3	Low intensity land use						
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently in use for other p	ourposes		-			
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	•		•		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference: 21SHELAA98			RAG Rating:	Red		30 May 2023			
Site Address:	Land N	North Ea	ist Of Skeggs Farm, Ch	elmsfo	rd Road. Writtle. 0	helmsford.	Essex		
Parish:	Writtle		,		Score:	85			
Developable Site Area	36.96			Reaso					
(ha):					unted areas:				
Potential Yield:	453			Typology: 27					
Proposed Use:	Reside	ntial			nents on the size				
				of site	of site:				
Suitability Criteria:				Suitability Rating: Red					
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall				n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A	II						
Designated Heritage Assets		3	Site is adjacent to one						
Non-Designated Heritage A	ssets	3	Site is adjacent to one						
Archaeological Assets 5 Minerals & Waste Constraints 2			Site is not thought to contain any assets of archaeological interest  Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment						
Defined Open Space		3		n an area			ting/proposed Country		
Green Belt & Green Wedge 0					r more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification		0		Greenfie	ld and primarily with	in the land c	classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features		
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site						
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation						
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre						
Community Facilities		3	Development would p existing/proposed sch- recreation facility						
Comments on Suitability		site ad Interes	nt to Urban Area. In rang jacent to Conservation a st. Natural Green Space ( ). SOPC000416 on south	rea. Opp Limited	oosite Local Listed Bu Access). Part of site i	ıilding. Adjac	ent to Landscape of Local		
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		3	Promoter has an option	n to pur	·		isting owner		
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or		N/A				-			
Allocation									
Comments on Availability									
<b>Achievability Criteria:</b>					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	•				
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability					-				

CUELAA Deference			DAC Botings	Dad							
SHELAA Reference: 21SHELAA99			RAG Rating:	Red		30	0 May 2023				
Site Address:	Land N	Jorth So	uth East And West Of	f Pontla	nds Park Hotel. W	est Hanning	rfield Road. Great				
		w, Chel			, , , , , , , , , , , , , , , , , , , ,		,				
Parish:	Great	Baddow	1	Total	Score:	87					
Developable Site Area	21.81			Reaso	n for						
(ha):				discou	unted areas:						
Potential Yield:	374			Typology: 1							
Proposed Use:	Reside	ential		Comn	nents on the size						
				of site	2:						
Suitability Criteria:					Suitability Ra	iting:	Red				
Proximity to Employment A	Proximity to Employment Areas 5				Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		5	Development does no			•					
			Chelmsford City Centre		Woodham Ferrers T	own Centre	or any designated				
Dravimity to the Westerland		-	Neighbourhood Centre		ance of an ampleum	ont allocation	2				
Proximity to the Workplace		5	Site is within 2km walk Site is within 400m wa				1				
Public Transport	ivitv	5	Site is within 100m wa				network				
PROW and Cycling Connect Vehicle Access	ivity	5	A route exists enabling				ICCWOIN				
		N/A	A TOUTE EXISTS ELIABILITY	s verilicie	access milo/aujacen	נינט נוופ אונפ					
Strategic Road Access  Designated Heritage Assets		N/A 3	Site is adjacent to one	or more	designated heritage	assets					
Non-Designated Heritage A		5	Site is adjacent to one								
Archaeological Assets	33013	5	Site is not thought to d				ost .				
Minerals & Waste Constrain	nts	2					ding Area and requires				
Willierais & Waste Constrain	11.3	2	further assessment to	,		U					
Defined Open Space	3 Site partially lies within an area defined as Open Space, an existing/propos					ing/proposed Country					
		Park or 'Other' Green Space  O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gre									
Green Belt & Green Wedge		0	The majority of the site Wedge	e (90% o	or more) lies within t	he Metropoli	tan Green Belt or Green				
Land Classification		0		Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,				
Land Classification		J	Grade 2 or Grade 3								
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features								
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3								
Air Quality Management Ar	eas	5	Site is in excess of 500								
<b>Ground Condition Constrain</b>	nts	3	Ground treatment is e								
Neighbouring Constraints		0	Site has neighbouring								
Proximity to Key Services		3	Site is within 2km walk	_		nd/or the Cit	y Centre/South				
Community Encilities		3	Woodham Ferrers Tov Development would p			nt recult in th	ie loss of on an				
Community Facilities		3	existing/proposed sch								
			recreation facility		,, r	1- / -	· · · · ·				
Comments on Suitability			•	•			et. Adjacent and opposite				
			sted Buildings. Natural (	Green Sp	ace (Limited Access)	. TPO/2005/	026. SOPC000804 on				
A !! a la !!! ta . O . !! a . !		wester	n boundary of site.		A	\_ <b>4.</b>	C				
Availability Criteria:		_			Availability R		Green				
Land Ownership		3	Promoter has an optio		cnase site or collabo	rate with exi	sting owner				
Land Condition		5	Vacant land & building	•	agal issues						
Legal Constraints		5	Site does not face any	KHOWN	egai issues						
Planning Permission or		N/A									
Allocation Comments on Availability											
Comments on Availability											
Achievability Criteria:			<b>5</b> 1		Achievability	Rating:	Green				
Viability	5 Development is likely viable										
Timescale for Deliverability		5	Up to 5 years								
Comments on Achievability											

SHELAA Reference: 21SHELAA100			RAG Rating:	Yellow	30 May 2023			
Site Address:	Lands	Couth W	th West Of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford, Essex					
Parish:	Broom					99		
Developable Site Area	12.63	meiu		Reason for	33			
(ha):	12.03			discounted areas:				
Potential Yield:	217			Typology:	1			
Proposed Use:	Reside	ential		Comments on the size	1			
Troposed ose.	ricsiae	ciai	of site:					
Suitability Criteria:				Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme		1		
Impact on Retail Areas	ii Cas	5	Development does not result in the loss of established shops and services within					
impact on Netan Areas			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
			Neighbourhood Centres					
Proximity to the Workplace	:	0	Site is in excess of 2km walking distance of an employment allocation					
Public Transport		5	Site is within 400m walking distance of one or more services					
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Vehicle Access		3		onstraints that would likely p	revent the im	plementation of a route		
Strategic Road Access		N/A	to enable vehicle acce	ss into/adjacent to the site				
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A		5		any non-designated heritage				
Archaeological Assets	.55015	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires					
			further assessment to be undertaken in the form of a Minerals Resource Assessment					
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country						
		5	Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge					
Green Belt & Green Wedge  Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1,					
Land Classification		0	Grade 2 or Grade 3					
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3		vithin 2km walking distance of all services and/or the City Centre/South am Ferrers Town Centre				
Community Facilities		3	Development would put additional strain on but not result in the loss of on an					
			existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
Commonts on Suitability	Adiaco	recreation facility retreated trees on site boundary.						
Comments on Suitability		Aujace	iii to orban Area. iii fali					
Availability Criteria: Land Ownership	2	Promoter has an entire	Availability Rating: Green					
Land Condition		3 5	Promoter has an option to purchase site or collaborate with existing owner  Vacant land & buildings					
Legal Constraints		5	Site does not face any known legal issues					
			Site does not race any known legal issues					
Allocation	Planning Permission or N/A							
Comments on Availability								
Achievability Criteria: Achievability Rating: Green								
Viability		5	Development is likely	•		- Ciccii		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		,						
Comments on Acmevability		L						

SHELAA Reference:			RAG Rating:	Green		30 May 2023		
21SHELAA101					30 Way 2023			
Site Address:	Land S	outh W	Nest Of Broomfield Place, Main Road, Broomfield, Chelmsford					
Parish:	Broom	nfield	eld Total Score:			103		
Developable Site Area	26.24	5.24			n for	Sewage Pumping Station		
(ha):				discou	nted areas:	,		
Potential Yield:	450			Typology: 1				
Proposed Use: Residential				Comments on the size of site:				
Suitability Criteria:					Suitability Ra	iting:	Green	
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	•	
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	<b>;</b>	5	Site is within 2km walking distance of an employment allocation					
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa					
Vehicle Access		3	There are no visible co to enable vehicle acce			revent the im	nplementation of a route	
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one					
Non-Designated Heritage A	ssets	5	Site does not contain a					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space					
Green Belt & Green Wedge		5	Site does not lie within the Metropolitan Green Belt or Green Wedge					
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3					
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre					
Community Facilities		3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility					
Comments on Suitability		Adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent to Grade II Listed Buildings and Local Listed Buildings. Number of protected trees across the site. Priority 4 Contaminated Land SOPC000887, SOPC000600, SOPC000802 and SOPC000599 and chl482.						
Availability Criteria:					Availability R	ating:	Green	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner						
Land Condition		5	Vacant land & buildings					
Legal Constraints 5 Site does not face any kno			known le	egal issues				
Planning Permission or		N/A						
Allocation								
Comments on Availability								
<b>Achievability Criteria:</b>					Achievability	Rating:	Green	
Viability		5	Development is likely viable				•	
Timescale for Deliverability	5	Up to 5 years						
Comments on Achievability								

## **APPENDIX 4**

## **List of Omitted Sites**

## Technical Note: List of Discounted Sites from the SHELAA Assessment

The list below sets out those sites which have been omitted entirely from the SHELAA subject to one of the following reasons (as also outlined within the methodology):

- 1. Site is considered to be identical or almost identical to another submission (Where a site is considered almost identical to another site, the assessing officer makes a judgement as to whether the discrepancy would likely impact the assessment outcome)
- 2. Subsequent to submission, site has commenced/completed development
- 3. If removal of site is requested by the landowner (In the case where a portion of a SHELAA site is owned, only this portion will be omitted from the submission)
- 4. If removal of site is requested by the person/organisation who submitted the site or if the promoter is no longer contactable.

Site Reference	Site Address	Site area (ha)	Reason for Omission
CFS2	The Lordship Stud, Writtle College, Back Road, Writtle	1.5	2. Developed under 15/01855/FUL
CFS15	Site at 20 Little Baddow Road, Danbury	0.23	2. Developed under 16/01305/FUL
CFS16	Site between Kou En and 16 Orchard Cottages, Main Road, Boreham	0.21	2. Developed under 15/00746/FUL
CFS21	Land East of Junction with Hyde Lane and Mill Lane, Danbury	2.5	Requested removal by promoter
CFS26	New Build at Paglesham House, Hollow Lane, Broomfield	0.15	2. Developed under 19/01211/FUL
CFS30	Land South East Of Cherrytree Cottages, Stock Road, Stock, Ingatestone	4.67	4. Promoter is no longer contactable
CFS36	Land South Of Runnymede Cottage, Main Road, Little Waltham	0.43	Promoter is no longer contactable
CFS37	Garages Rear of 71 Hall Lane, Sandon	0.14	2. Developed under 20/00731/FUL
CFS49	Land South East of The Lion Inn, Main Road, Boreham	14.4	Considered to be a duplicate of CFS9
CFS57	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury	12.22	4. Requested removal by promoter
CFS60	Land South Of The Brewers Arms, Main Road, Bicknacre	1.42	4. Promoter is no longer contactable
CFS62	Land North of Cricketers Close, Broomfield	14.95	Considered to be a duplicate of CFS53
CFS65	Land South East Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford	0.28	3. Removal requested by landowner

Site Reference	Site Address	Site area (ha)	Reason for Omission
CFS75	215 Main Road, Great Leighs, Chelmsford	0.14	2. Developed under 20/01239/FUL
CFS76	Land South West of 203 Main Road, Great Leighs	0.07	2. Developed under 18/00017/REM
CFS77	Land East of Premier Lodge Hotel, Main Road, Boreham	4	Considered to be a duplicate of CFS50
CFS81	Chantry Farm, Chantry Lane, Boreham	15	Removal requested by landowner
CFS87	The Anchorage, Runwell Chase, Runwell, Wickford	0.67	Promoter is no longer contactable
CFS89	Land North West Of Greenacres, Runwell Chase, Runwell, Wickford	1.69	4. Promoter is no longer contactable
CFS100	Land North And South Of Sandon School, Molrams Lane, Sandon	19.95	Removal requested by promoter
CFS105	Land East of nos. 170-194 Main Road, Great Leighs	4.5	2. Developed under 17/01949/REM
CFS106	Land east of Plantation Road, Boreham	6.95	2. Developed under 18/00682/REM
CFS115	The Blue House, Chignal Road, Chignal Smealy	1.32	Promoter is no longer contactable
CFS118	Land West Of BAE Systems West Hanningfield Road Great Baddow Chelmsford	1.57	Removal requested by promoter
CFS128	Bolding Hatch Business Centre, Bishop Stortford Road, Roxwell	0.7	2. Developed under 17/00560/FUL
CFS157	Land North West of Pennyfields, Parsonage Green, Broomfield	46.45	Considered to be a duplicate of CFS78
CFS160	Land North Of Boreham Industrial Estate, Waltham Road, Boreham	4.45	Considered to duplicate land submitted through 21SHELAA21 and 21SHELAA20
CFS161	185 New London Road	0.18	2. Developed under 18/00402/FUL
CFS164	Land South of former Sandon Centre, Woodhill Road, Sandon	1.08	2. Developed under 15/002135/FUL
CFS167	Garden Centre, Crouch Vale Nurseries, Burnham Road, South Woodham Ferrers	4.36	2. Developed under 14/00830/FUL
CFS169	4 Pitfield, Great Baddow	0.19	2. Developed under 15/01928/FUL
CFS184	Land North West Of Sundayville, Lynfords Drive, Runwell, Wickford	18.26	Considered to be a duplicate of CFS236

Site Reference	Site Address	Site area (ha)	Reason for Omission
CFS185	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham	27.8	Considered to be a duplicate of 15SLAA1
CFS186	Land North of the A12, East of Southend Road, Great Baddow	12.2	Considered to be a duplicate of 18SLAA17
CFS190	Land East of 1-15 Millfields, Danbury	3.35	Considered to be a duplicate of CFS116
CFS202	The Lordship Stud, Writtle College, Back Road, Writtle	0.71	2. Developed under 15/01855/FUL
CFS210	Land West of Beaumont Oates Cottage, Chignal Road, Chignal Smealy	2.2	2. Developed under 20/00121/FUL
CFS219	Land North Of Cricketers Close, Broomfield	9.79	Removal requested by promoter
CFS222	Land South Of Elrose Mayes Lane, Sandon	1.38	Promoter is no longer contactable
CFS223	Land Adjacent and Rear of 188 Main Road, Great Leighs	0.3	2. Developed under 18/01799/FUL
CFS225	Brookside Farm, Southend Road, Great Baddow	2.03	4. Promoter is no longer contactable
CFS237	Meepswood, Park Lane, Ramsden Heath, Billericay	0.5	4. Promoter is no longer contactable
CFS250	Play Area, Cherwell Drive	0.29	2. Developed under 15/01140/FUL
CFS251	Garage Site, Cherry Garden Road, Great Waltham	0.45	2. Developed under 15/00838/FUL
CFS252	Former Church Hall, Woodhall Road, Chelmsford	0.37	2. Developed under 19/01579/FUL
CFS264	Chelmer Waterside Development, Wharf Road	6.45	2. Developed under 16/01630/FUL
CFS273	Land South East of Fortune Cottage, School Lane, Great Leighs	0.26	Considered to be a duplicate of 17SLAA31
CFS275	Moulsham Lodge Community Centre, Waltham Glen	0.57	2. Developed under 17/00625/FUL
CFS278	County Library Headquarters, Goldlay Gardens	0.47	2. Developed under 16/01389/FUL
CFS279	Writtle Community Association, 12-14 Redwood Drive, Writtle	0.67	2. Developed under 17/00780/FUL
15SLAA5	Land North Of 189 Chignal Road, Chelmsford	0.06	Promoter is no longer contactable
15SLAA11	Land South West of Broadacres, Lodge Road, Bicknacre	0.23	2. Developed under 19/01800/FUL
15SLAA17	Land East Of Mill Lane, Great Leighs	0.24	4. Promoter is no longer contactable

Site Reference	Site Address	Site area (ha)	Reason for Omission
15SLAA19	Land North Of St Swithins Cottages, Howe Green	23.49	1. Considered to be a duplicate of 15SLAA20
15SLAA20	Land North Of St Swithins Cottages, Howe Green	23.49	1. Considered to be a duplicate of 21SHELAA68
15SLAA21	National Grid Pylon 4VB042, Southend Road, Great Baddow	40.02	Considered to be a duplicate of 21SHELAA68
15SLAA24	Allotment Hut, Allotment Gardens, Hill Road South	2.36	Considered to be a duplicate of CFS253
15SLAA27	Land North Of Avondale, Castledon Road, Downham	0.1	2. Developed under 17/02126/FUL
15SLAA30	Land South Of 89 To 143 Galleywood Road, Great Baddow	7.94	Considered to be a duplicate of 18SLAA18
15SLAA31	Former University Land, Park Road	0.66	2. Developed under 04/01825/FUL
15SLAA49	Land East Of Little Fields And North Of Maldon Road, Danbury	6.72	Considered to be a duplicate of CFS58
17SLAA10	Storage Land, Old Chase Farm, Hyde Lane, Danbury	7.27	Requested removal from promoter
17SLAA20	Second Floor North Eastwood House, Glebe Road, Chelmsford	2.2	2. Developed under 19/01618/FUL
17SLAA21	Land South East Of 36 Castle Close And North West Of 42 Catherines Close, Great Leighs	2.35	Considered to be a duplicate of CFS195
18SLAA2	Unit 5, Chaseside Nursery, School Lane, Great Leighs	4.39	3. Removal requested by land owner
18SLAA12	Land West Of Blue Cottage, Chignal Road, Chignal Smealy	24.32	Requested removal from promoter
18SLAA13	Land West Of Avon Road, Chelmsford	53.34	Requested removal from promoter
18SLAA14	Land North Of The Larthings, Chignal	10.92	Requested removal from promoter