

# Chelmsford Local Plan

## Evidence Base Document

### Housing Capacity in Chelmsford Urban Area

February 2017





# HOUSING CAPACITY IN CHELMSFORD URBAN AREA

## 1 Introduction

- 1.1 This report supplements the results of a Strategic Land Availability Assessment (SLAA) which were reported to the Development Policy Committee in September 2015 and September 2016 alongside this report, which was further updated in January 2017.
- 1.2 The SLAA was prepared in response to the requirement of Paragraph 159 of the National Planning Policy Framework for local planning authorities to have a clear understanding of housing needs in their area.
- 1.3 The purpose of the SLAA is to identify land that may be suitable for development in the new Local Plan for the period to 2036. A Call for Sites took place in late 2014 to identify available land for all types of uses, to establish what land could potentially be made available in the future. A further opportunity to submit sites for consideration was offered alongside the new Local Plan Issues and Options consultation in winter 2015/16.
- 1.4 The City Council wants to prioritise development on brownfield sites in the urban area, to minimise the amount of development on greenfield sites in the wider city area. However, very few of the sites submitted in the Call for Sites were on brownfield land in the urban area.
- 1.5 Council officers carried out a desktop study of brownfield land in the urban area, in addition to the Call for Sites. This included a review of sites allocated in the Chelmsford Town Centre Area Action Plan (2008), site visits, and an examination of maps and planning history. Data was fed into the SLAA database to test whether identified sites are suitable, available and achievable. The outcomes of that study follow in this report.
- 1.6 This report does not allocate sites for development or grant planning permission, but it does provide important information which has been used to prepare the new Draft Local Plan – Preferred Options.

## 2 Sites assessment

- 2.1 Some of the sites identified are owned by Chelmsford City Council, or are sites where informal discussions have taken place on potential for development. However, many of the sites tested are not being promoted by the owner, but have been subject to the same objective assessment to help drive progress.
- 2.2 Housing capacity estimates were produced through the SLAA assessment database. Following that, individual sites were assessed with the housing capacity estimate as a baseline, to see whether higher capacities can be achieved. In many cases the capacities demonstrated by this site planning exercise were higher than the database figure, due to opportunities including taller buildings and higher densities. The individual 'Site Assessment Details' sheets note where higher density is anticipated.

- 2.3 Density varies according to a number of factors including the type of development, number of bedrooms per unit, whether there are commercial units or undercroft parking at ground floor level, outdoor space, and storey heights of apartment buildings.
- 2.4 Of the 51 sites in the study, 12 were SLAA sites. These were also reviewed, and in some cases capacity estimates were raised to take account of the potential for mitigation of constraints, and for higher density development.
- 2.5 The assessment database not only generates a potential capacity figure, but assesses sites on their suitability, availability, achievability, physical constraints, environmental impact, and compliance with existing planning policy.
- 2.6 In terms of assessment outputs, the categories are as follows:
- Category 1 – Deliverable: Available now, suitable for development, achievable within 5 years, and viable
  - Category 2 – Developable: A reasonable prospect of development from 5 and 10 years
  - Category 3 – Non-developable: Not appropriate for residential development, unlikely to come forward within 10 years, or facing significant constraints

### 3 Outcomes

- 3.1 Of the 51 sites in the study, 24 are categorised as Category 1 or Category 2, and divided into SLAA and non-SLAA sites. The assessment of housing capacity shows that a maximum of 2,939 homes could be accommodated on these sites. This is summarised in Table 1 below. Individual site assessments are attached at Appendix 1. In addition a small number of brownfield sites were identified with a combined potential capacity of up to 14 units, which are not included in Table 1 due to their limited scope.

**Table 1: Deliverable/developable sites by category**

Category	Number of sites	Gross Site Area (ha)	Yield (Dwellings)
Category 1 - Deliverable	1	6.13	200
Category 2 - Developable	13	10.71	989
Urban Area submitted for SLAA Category 1 - Deliverable	5	19.70	979
Urban Area submitted for SLAA Category 2 - Developable	5	10.27	851
<b>TOTAL</b>	<b>24</b>	<b>46.81</b>	<b>3019</b>

- 3.2 The remaining 25 of the 51 sites are not considered to be developable and are considered as Category 3. They have been rejected for a number of reasons including unsuitability for housing (but for commercial development instead), high value existing uses, difficulty with assembling land in multiple ownership, or other matters which would delay availability until after the plan period. These are listed on Page 73 of Appendix 1.

#### 4 Next steps

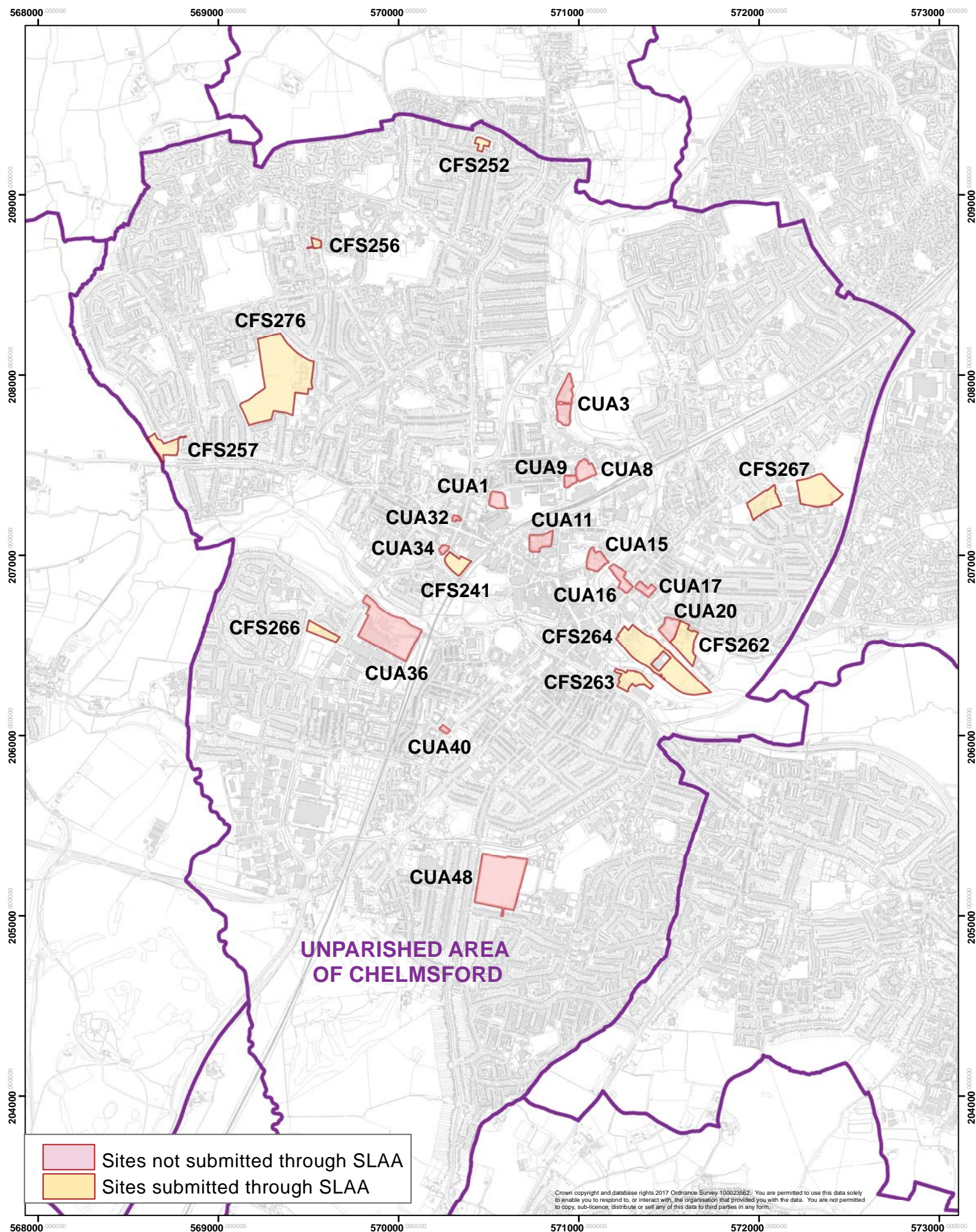
- 4.1 The Council has written to owners of land and property which are not currently being promoted by the owner, to explain why sites have been assessed for their development potential and to gain further understanding of the possibility for sites coming forward for development in the future.
- 4.2 This report forms part of the evidence base for the Draft Local Plan – Preferred Options. This study been used to help select sites for allocation in the Preferred Options document. Capacity estimates have, in most cases, been rounded for inclusion in that document.
- 4.3 Officers will continue to update the database as new information on site availability or clarity on site area and capacity emerges.

## Housing Capacity in Chelmsford Urban Area

Address	CUA Ref	SLAA/CFS Ref	Gross Site Area (ha)	Potential residential capacity	Page No
<b>CATEGORY 1 – DELIVERABLE</b>					
John Shennan Playing Field, Gloucester Avenue	CUA48		6.13	200	9
<b>CATEGORY 2 – DEVELOPABLE</b>					
Eastwood House (car park), Glebe Road	CUA1		0.13	21	13
Rivermead Industrial Area, Bishop Hall Lane	CUA3		0.92	79	15
Ashby House car parks, New Street	CUA8		0.23	83	17
Former Chelmsford Electrical and Car Wash, New Sreet	CUA9		0.32	41	19
BT Telephone Exchange, Cottage Place	CUA11		0.95	30	21
Riverside Ice & Leisure land	CUA15		0.69	100	23
Chelmsford Social Club and private car park, 55 Springfield Road	CUA16		0.54	91	25
Navigation Road sites	CUA17		1.13	36	27
Travis Perkins, Navigation Road	CUA20		0.87	79	29
Car Park r/o Bellamy Court, Broomfield Road	CUA32		0.08	11	31
10-30 Coval Lane, Chelmsford	CUA34		0.13	16	33
Meteor Way including car park and E2V land	CUA36		4.6	386	35
British Legion, New London Road	CUA40		0.12	16	37

Address	CUA Ref	SLAA/CFS Ref	Gross Site Area (ha)	Potential residential capacity	Page No
<b>URBAN AREA SITES SUBMITTED FOR SLAA – CATEGORY 1 – DELIVERABLE</b>					
Land North West of Lockside Marina, Hill Road South		CFS262	1.8	130	41
Baddow Road Car Park and land to the east		CFS263	1.17	190	43
Waterhouse Lane Depot and Nursery		CFS266	0.84	23	45
Essex Police HQ and Sports Ground, New Court Road		CFS267	4.7	451	47
Former St Peter's College, Fox Crescent		CFS276	11.19	185	49
<b>URBAN AREA SITES SUBMITTED FOR SLAA – CATEGORY 2 – DEVELOPABLE</b>					
Civic Centre land		CFS241	1.93	100	53
Church Hall site, Woodhall Road		CFS252	0.37	19	55
Garage site, St Nazaire Road		CFS256	0.24	12	57
Garage site and land, Medway Close		CFS257	1.28	50	59
Chelmer Waterside, Wharf Road		CFS264	6.45	670	61
<b>TOTAL</b>		<b>24</b>	<b>46.81</b>	<b>3019</b>	

# HOUSING CAPACITY IN CHELMSFORD URBAN AREA



0 500 1,000 Metres

FEBRUARY 2017

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# HOUSING CAPACITY IN CHELMSFORD URBAN AREA

Category 1 - Deliverable



## Site Assessment Details

<b>Council Reference</b>	<b>CUA48</b>	<b>Site Name</b>	John Shennan Playing Field, Gloucester Avenue, Chelmsford
<b>SLAA Reference</b>	<b>288</b>	<b>Observations</b>	Playing field, some contamination.
<b>Category:</b>	<b>1</b>		
<b>Yield:</b>	<b>199</b>		
<b>Density:</b> (per ha)	<b>45</b>		

Site performs well against suitability, availability and achievability criteria

### Suitability Criteria

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

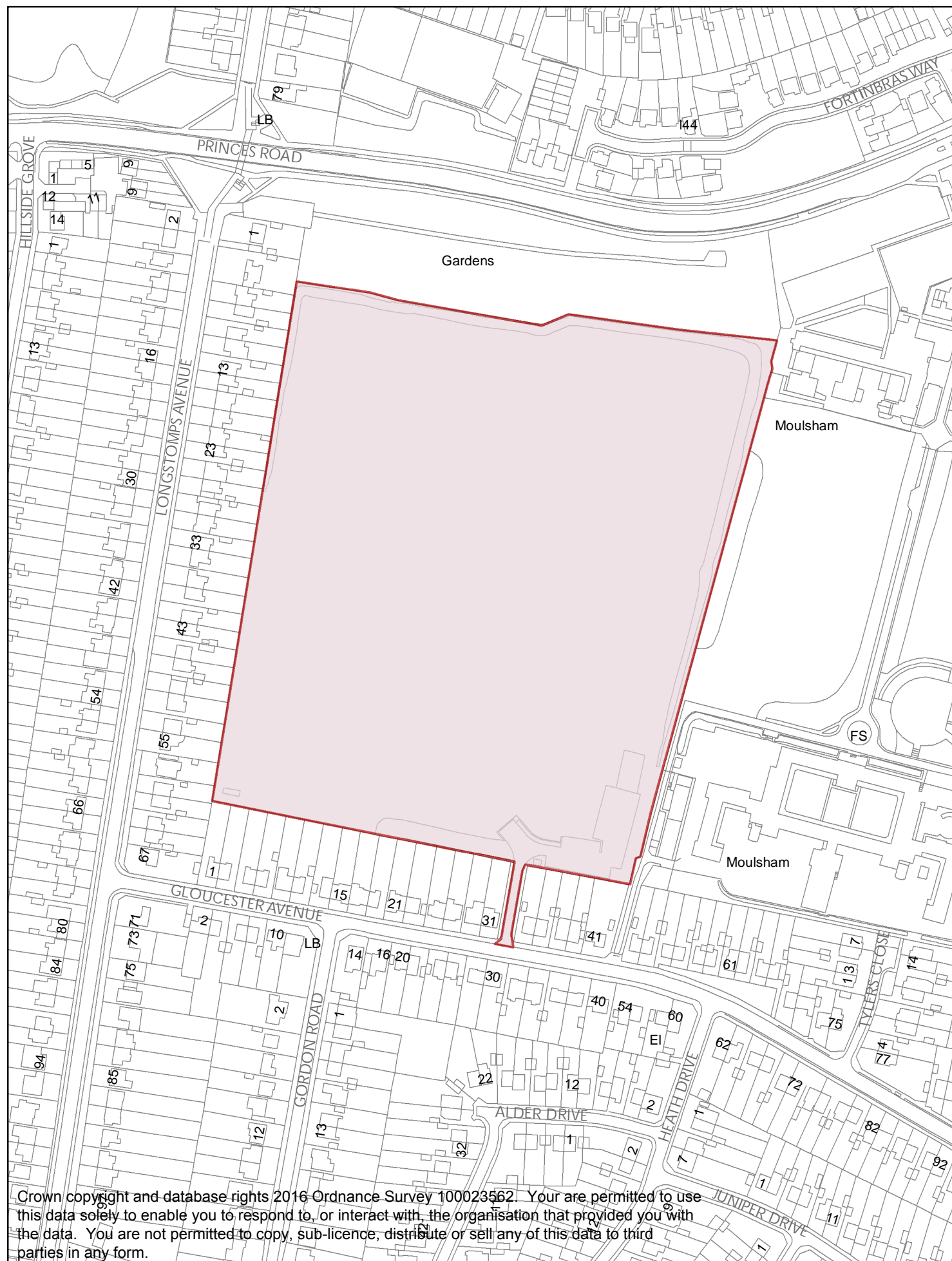
### Availability Criteria

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

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 4 - medium, brownfield, Urban Area.



## HOUSING CAPACITY IN CHELMSFORD URBAN AREA

Category 2 - Developable



## Site Assessment Details

<b>Council Reference</b>	<b>CUA1</b>	<b>Site Name</b>	Eastwood House Glebe Road
<b>SLAA Reference</b>	<b>267</b>	<b>Observations</b>	Part of site. Currently car parking for business. Cycle route 47 at north of site. Footpath 83CFD to south of site. TCAAP Opportunity Site 23. Conservation area adjacent to southern boundary.
<b>Category:</b>	<b>2</b>		
<b>Yield:</b>	<b>21</b>		
<b>Density: (per ha)</b>	<b>160</b>		

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

### Suitability Criteria

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

### Availability Criteria

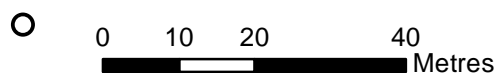
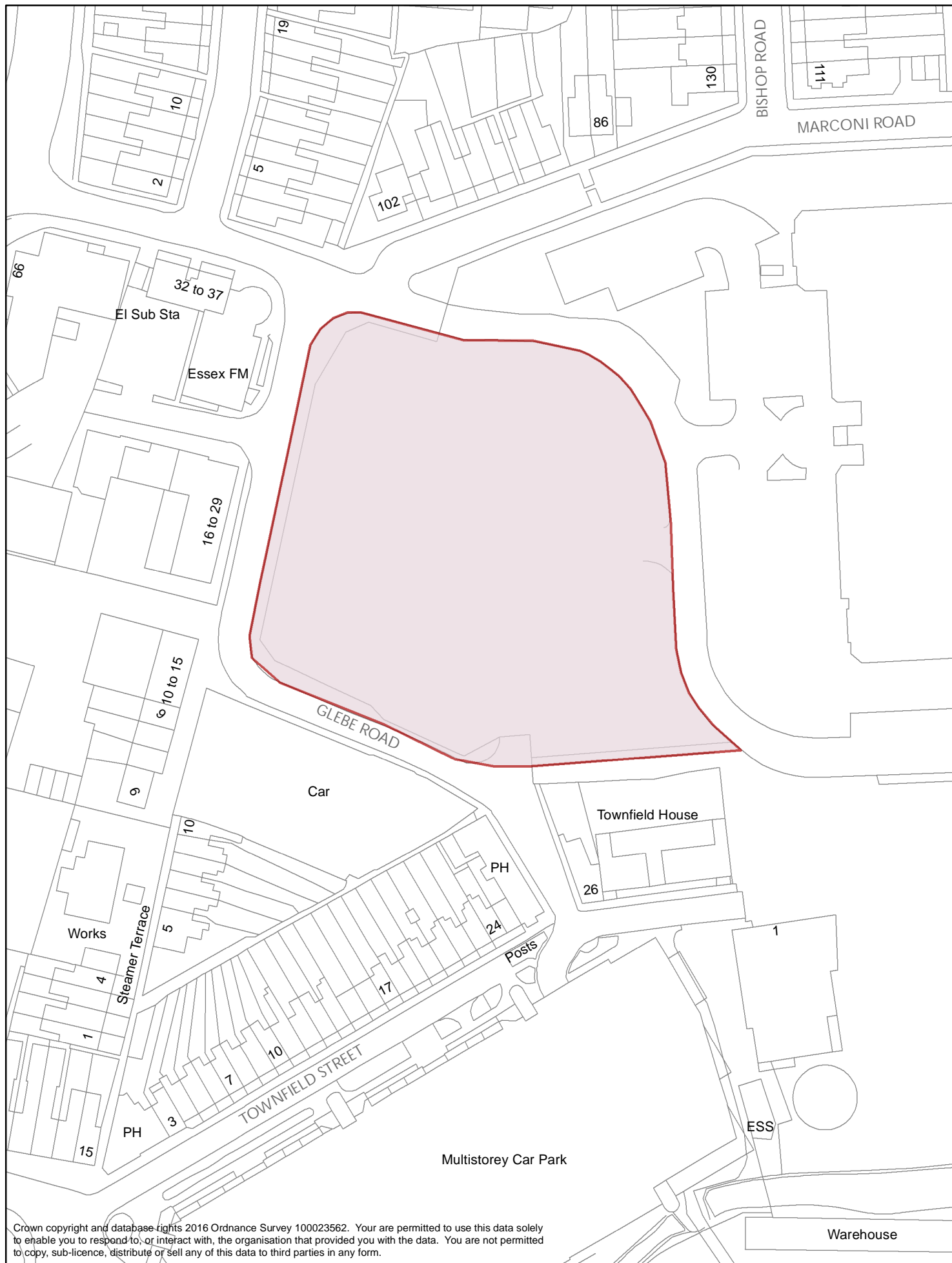
Availability Details	5: Held by developer / willing owner / public sector
Initial discussions taken place	
Other Availability Considerations	Enabling work needed to relocate or reduce current parking demand . Site is potentially available

### Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 1 - small, brownfield, Central Chelmsford

# CUA1 Eastwood House (car park), Glebe Road, Chelmsford



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## Site Assessment Details

**Council Reference** CUA3  
**Site Name** Rivermead Industrial Area  
 Bishop Hall Lane  
**Observations** EDS Engineering site, moving to new premises. TCAAP Opportunity Site 37. Planning Brief Sept 2012.

**SLAA Reference** 269

**Category:** 2

**Yield:** 79

**Density:** 150  
 (per ha)

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

### Suitability Criteria

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

Bad Neighbour Constraints 5: Site has no bad neighbours

Ground Condition Constraints 0: Treatment expected to be required on the majority of the site

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

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

Impact on Locally Protected Natural Features 5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt

Flood Risk Constraints 4: Site is wholly or partially within Flood Zone 2

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

Suitability of Location Constraints 5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan

Other Suitability Considerations

### Availability Criteria

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

Owner in dialogue with CCC

Other Availability Considerations

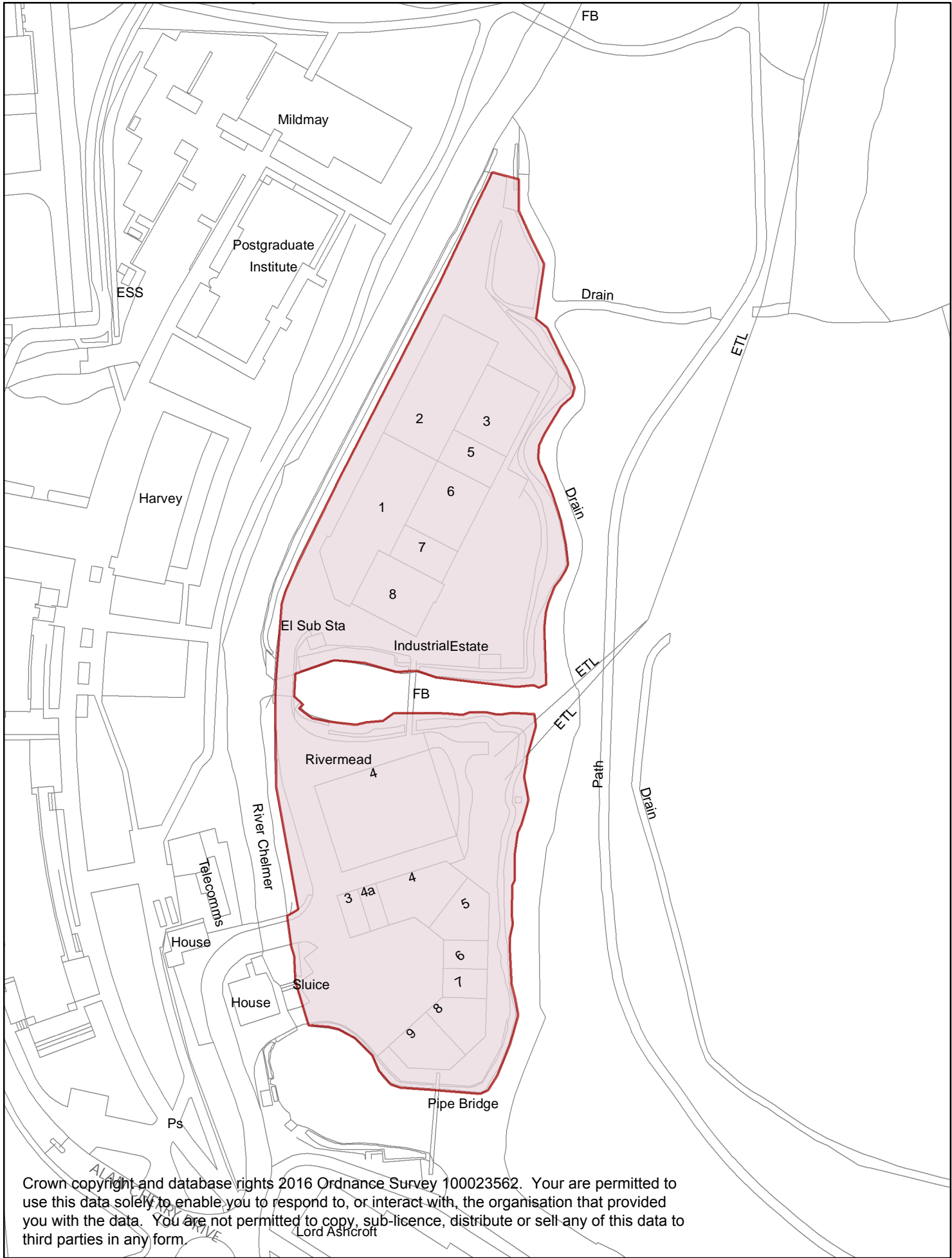
### Achievability

Achievability Details 3: Good achievability (can be used in five year supply)

Phased at 100 units a year, potential start 2016. Site most closely reflects Typology 2 - medium, brownfield, Central Chelmsford. Yield may be higher dependent on use and height.

CUA3

Rivermead Industrial Area, Bishop Hall Lane, Chelmsford



## Site Assessment Details

<b>Council Reference</b>	<b>CUA8</b>	<b>Site Name</b>	Ashby House and car parks Brook Street
<b>SLAA Reference</b>	271	<b>Observations</b>	In area of change. TCAAP Opportunity Site 35.
<b>Category:</b>	2		
<b>Yield:</b>	83		
<b>Density: (per ha)</b>	160		

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

### Suitability Criteria

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

### Availability Criteria

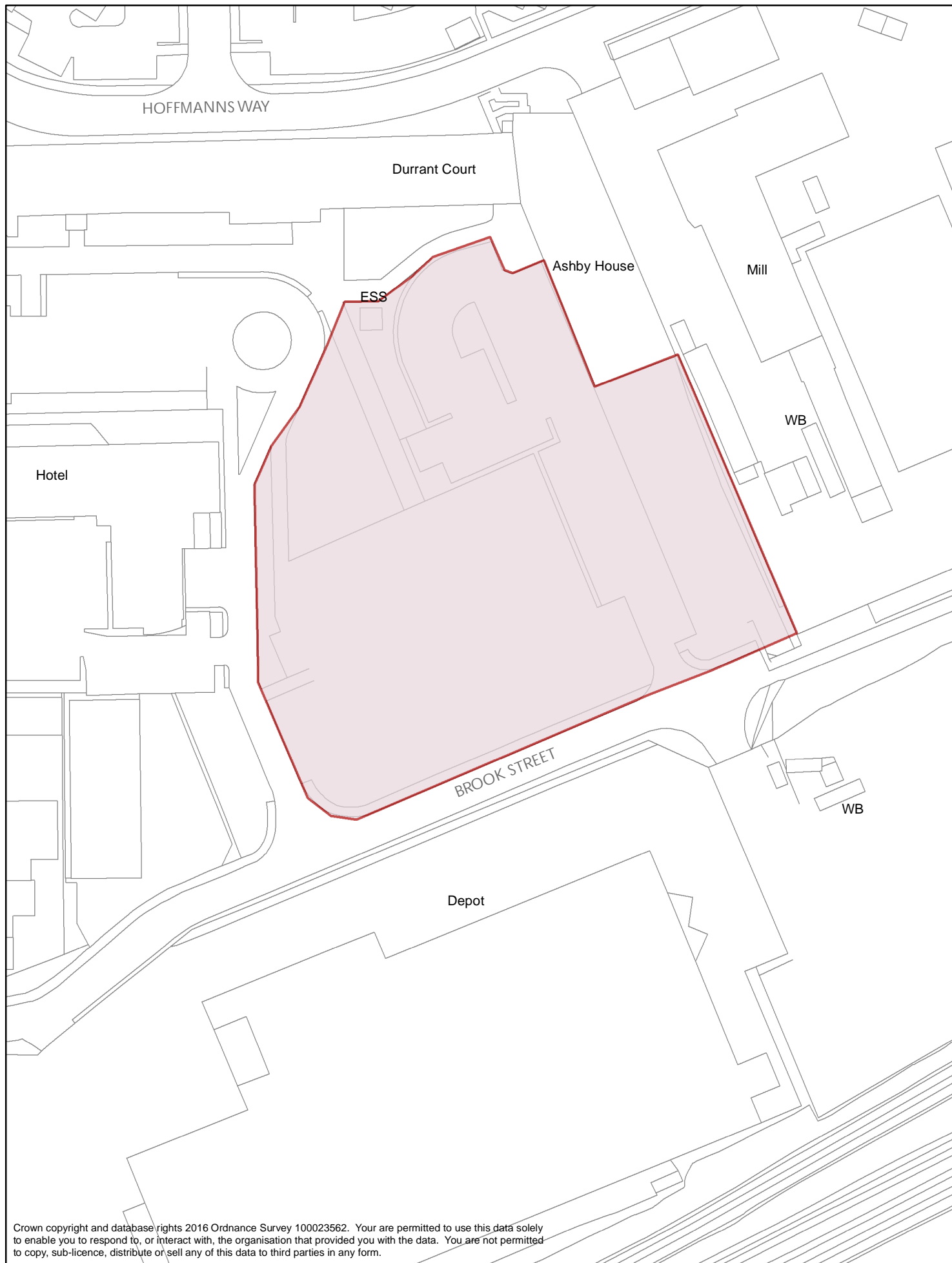
Availability Details	3: Low intensity land uses
Landowner not contacted but site included as part of general search for potential sites	
Other Availability Considerations	

### Achievability

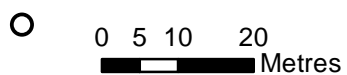
Achievability Details	3: Good achievability (can be used in five year supply)
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Density would be higher; entered manually - potential for 4 stories or more totalling 83 units  
 Site most closely reflects Typology 2 - medium, brownfield, Central Chelmsford

# CUA8 Ashby House car parks, New Street, Chelmsford



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## Site Assessment Details

**Council Reference** - **CUA9** **Site Name** Chelmsford Electrical & car wash  
New Street  
**Observations** Area of change, opposite new Marconi dev. Cycle routes west and south - 37 and 34. TCAAP Opportunity Site 36.

**SLAA Reference** 272

**Category:** 2

**Yield:** 41

**Density:** 130  
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site faces some achievability constraints

### Suitability Criteria

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

### Availability Criteria

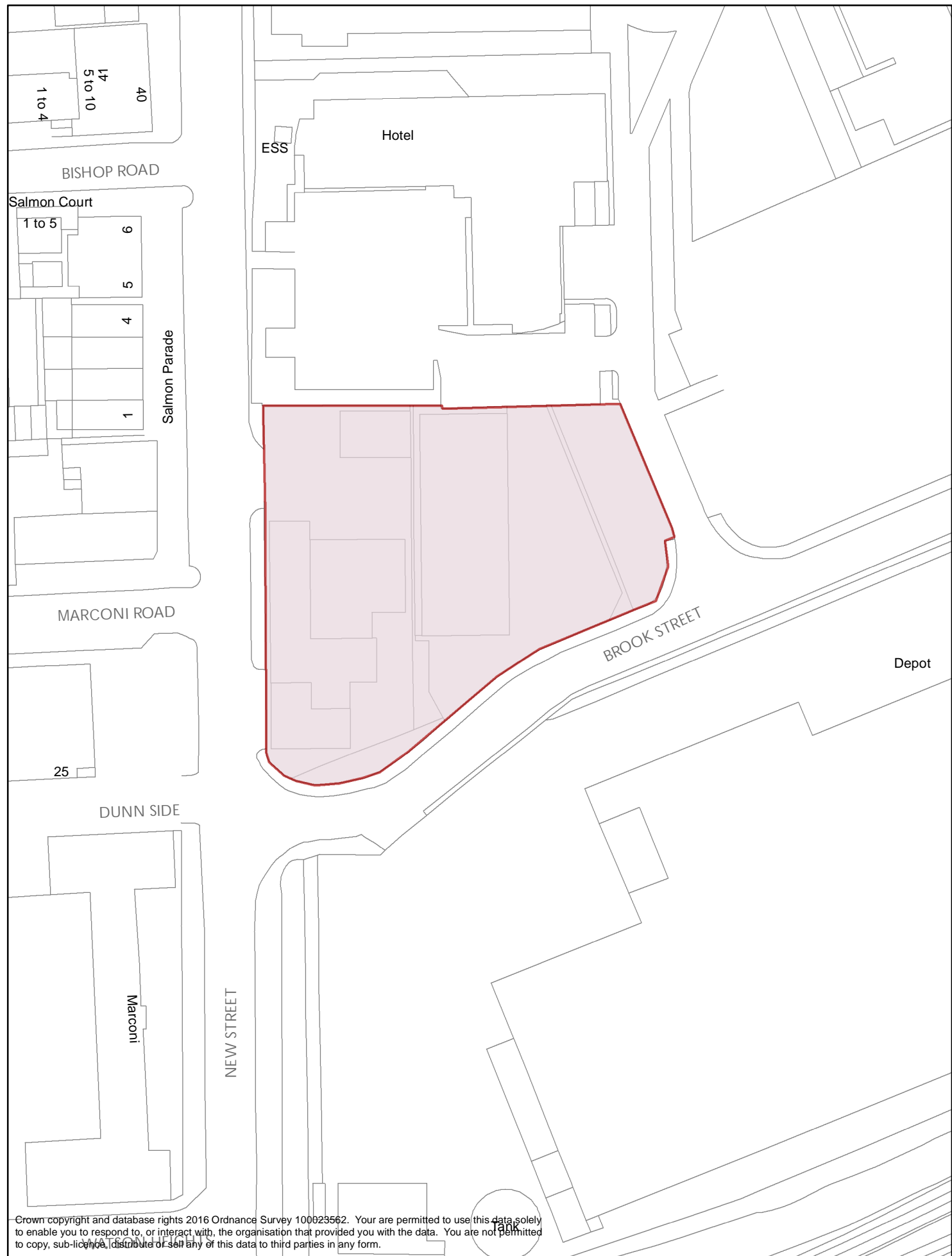
Availability Details	1: Established multiple uses
Two owners. Initial contact has been made	
Other Availability Considerations	Two owners are known and CCC has made contact
Site is potentially available	

### Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 1 - small, brownfield, Central Chelmsford but at 130 dph (lower height)

# CUA9      Former Chelmsford Electrical & Car Wash, New Street, Chelmsford



## Site Assessment Details

<b>Council Reference</b>	<b>CUA11</b>	<b>Site Name</b>	BT Telephone Exchange Cottage Place
<b>SLAA Reference</b>	<b>273</b>	<b>Observations</b>	1960s building with section arching over the road. Adjacent to Conservation Area. Buildings not used to capacity. Close to Cathedral.
<b>Category:</b>	<b>2</b>		
<b>Yield:</b>	<b>30</b>		
<b>Density:</b> (per ha)	<b>160</b>		

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

### Suitability Criteria

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

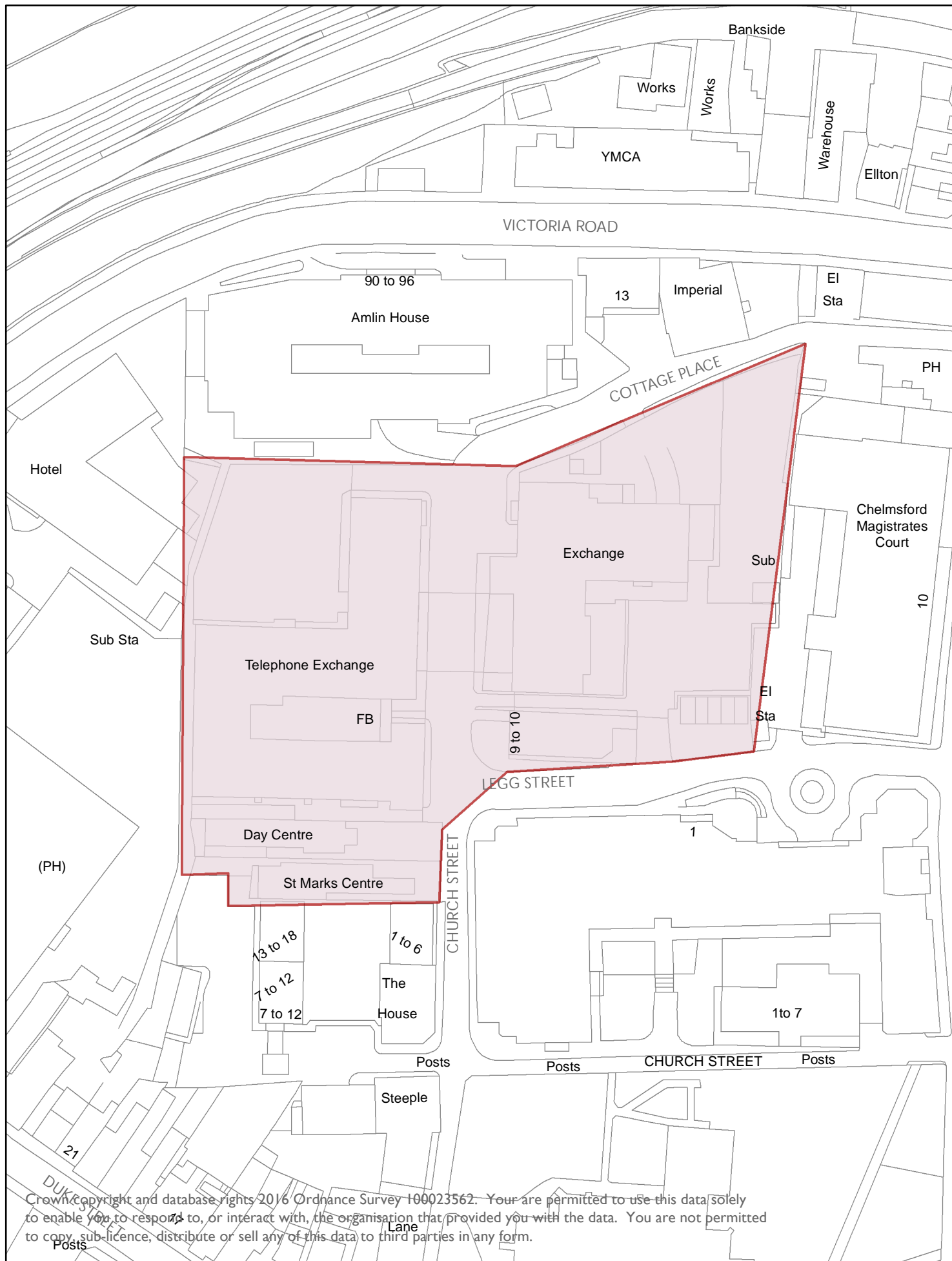
### Availability Criteria

Availability Details	2: Established single uses
Initial discussions taken place for consolidation of existing uses	
Other Availability Considerations	

### Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 1 - small, brownfield, Central Chelmsford. Density higher, conversion could yield 36 units, yield entered manually.



0 5 10 20  
Metres

## Site Assessment Details

<b>Council Reference</b>	<b>CUA15</b>	<b>Site Name</b>	Riverside Ice & Leisure (part), Victoria Road, Chelmsford
<b>SLAA Reference</b>	<b>298</b>	<b>Observations</b>	Part of a wider ice & leisure centre redevelopment site; opportunity to complete Bond Street/Hub development. TCAAP Opp Site 29 (part). Close to CA and Cathedral.
<b>Category:</b>	<b>2</b>		
<b>Yield:</b>	<b>100</b>		
<b>Density: (per ha)</b>	<b>160</b>		

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

### Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	0: Over 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	On-site flood mitigation measures would be expected
	Site is potentially suitable but faces some constraints

### Availability Criteria

Availability Details	2: Established single uses
Owned by CCC	
Other Availability Considerations	Site is potentially available

### Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 1 - small, brownfield, Central Chelmsford.



0 10 20 40  
Metres

## Site Assessment Details

<b>Council Reference</b>	<b>CUA16</b>	<b>Site Name</b>	Chelmsford Social Club, 55 Springfield Road, private car park Springfield Road
<b>SLAA Reference</b>	<b>274</b>	<b>Observations</b>	Three sites with riverside frontage. TCAAP Opportunity Site 4. Some protected trees and listed buildings close by.
<b>Category:</b>	<b>2</b>		
<b>Yield:</b>	<b>91</b>		
<b>Density: (per ha)</b>	<b>160</b>		

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

### Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	1: 25% - 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Flood constraint would be dealt with on site as part of design and would not be a bar to development
	Site is potentially suitable but faces some constraints

### Availability Criteria

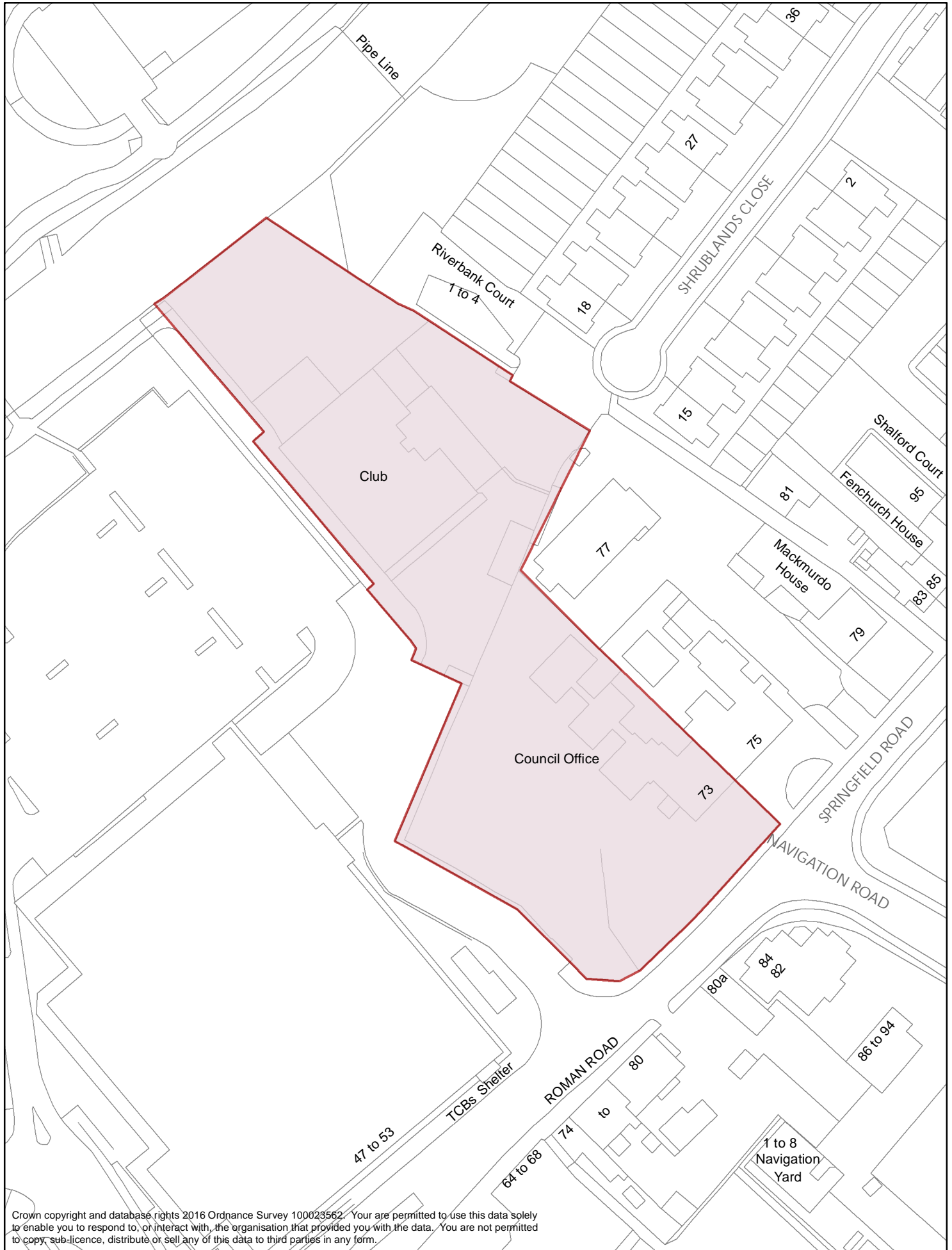
Availability Details	1: Established multiple uses
Owners are known. Early discussion taken place with Social Club; other landowners not contacted but site included as part of general search for	
Other Availability Considerations	Social club have actively engages with CCC over finding alternative premises
	Site is potentially available

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 1- small, brownfield, Central Chelmsford  
 Higher yield available than options given here, suggest 91 units in total

# CUA16 Chelmsford Social Club & private car park, 55 Springfield Rd, Chelmsford



0 10 20 40  
Metres

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## Site Assessment Details

<b>Council Reference</b>	<b>CUA17</b>	<b>Site Name</b>	Navigation Road sites Navigation Road
		<b>Observations</b>	TCAAP Opportunity Site 4.
<b>SLAA Reference</b>	275		
<b>Category:</b>	2		
<b>Yield:</b>	36		
<b>Density:</b> (per ha)	40		

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

### Suitability Criteria

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

### Availability Criteria

Availability Details	1: Established multiple uses
Landowner not contacted but site included	as part of general search for potential sites
Other Availability Considerations	Land assembly needed
	Site is potentially available

### Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
Site most closely reflects Typology 2 – medium, brownfield, Central Chelmsford, but a smaller site with relatively low density	

# CUA17 Navigation Road sites, Chelmsford



## Site Assessment Details

<b>Council Reference</b>	<b>CUA20</b>	<b>Site Name</b>	Travis Perkins Navigation Road
<b>SLAA Reference</b>	<b>278</b>	<b>Observations</b>	Builders' Merchants, part of site previously developed. Help to find alternative site. TCAAP Opportunity Site 27. C&BN Conservation Area. Waterside site.
<b>Category:</b>	<b>2</b>		
<b>Yield:</b>	<b>79</b>		
<b>Density:</b> (per ha)	<b>90</b>		

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

### Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	0: Treatment expected to be required on the majority of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	On-site mitigation would be required
	Site is potentially suitable but faces some constraints

### Availability Criteria

Availability Details	2: Established single uses
Landowner not contacted but site included as part of general search for potential sites	
Other Availability Considerations	

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 2 - medium, brownfield, Central Chelmsford, with slightly higher yield	



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**Directorate for Sustainable Communities**  
Civic Centre, Duke Street, Chelmsford, CM1 1JE  
Tel 01245 606606 Web [www.chelmsford.gov.uk](http://www.chelmsford.gov.uk)

## Site Assessment Details

**Council Reference** CUA32 **Site Name** Car park r/o Bellamy Court, Broomfield Road  
**Observations** Car park r/o shops.

**SLAA Reference** 283

**Category:** 2

**Yield:** 11

**Density:** 130  
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

### Suitability Criteria

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

Other Suitability Considerations

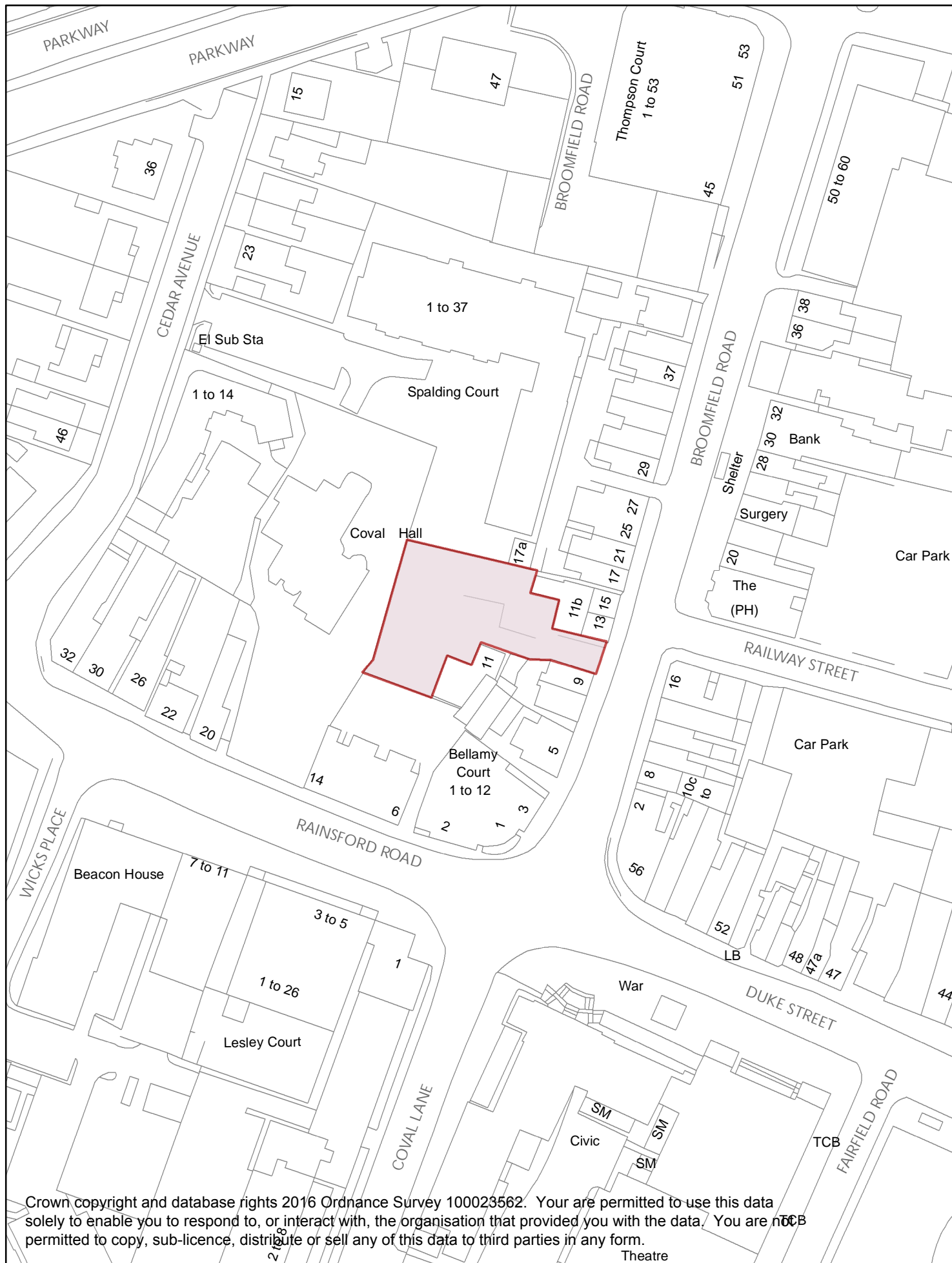
### Availability Criteria

Availability Details	3: Low intensity land uses
Landowner not contacted but site included as part of general search for potential sites	
Other Availability Considerations	

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 1 - small, brownfield, Central Chelmsford



## Site Assessment Details

**Council Reference** CUA34 **Site Name** 10-30 Coval Lane Chelmsford  
**Observations** Low rise housing site in area of change. TCAAP Opportunity Site 18 (part). Large good tree to be retained (not TPO).

**SLAA Reference** 284

**Category:** 2

**Yield:** 16

**Density:** 160  
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site faces some achievability constraints

### Suitability Criteria

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

Other Suitability Considerations

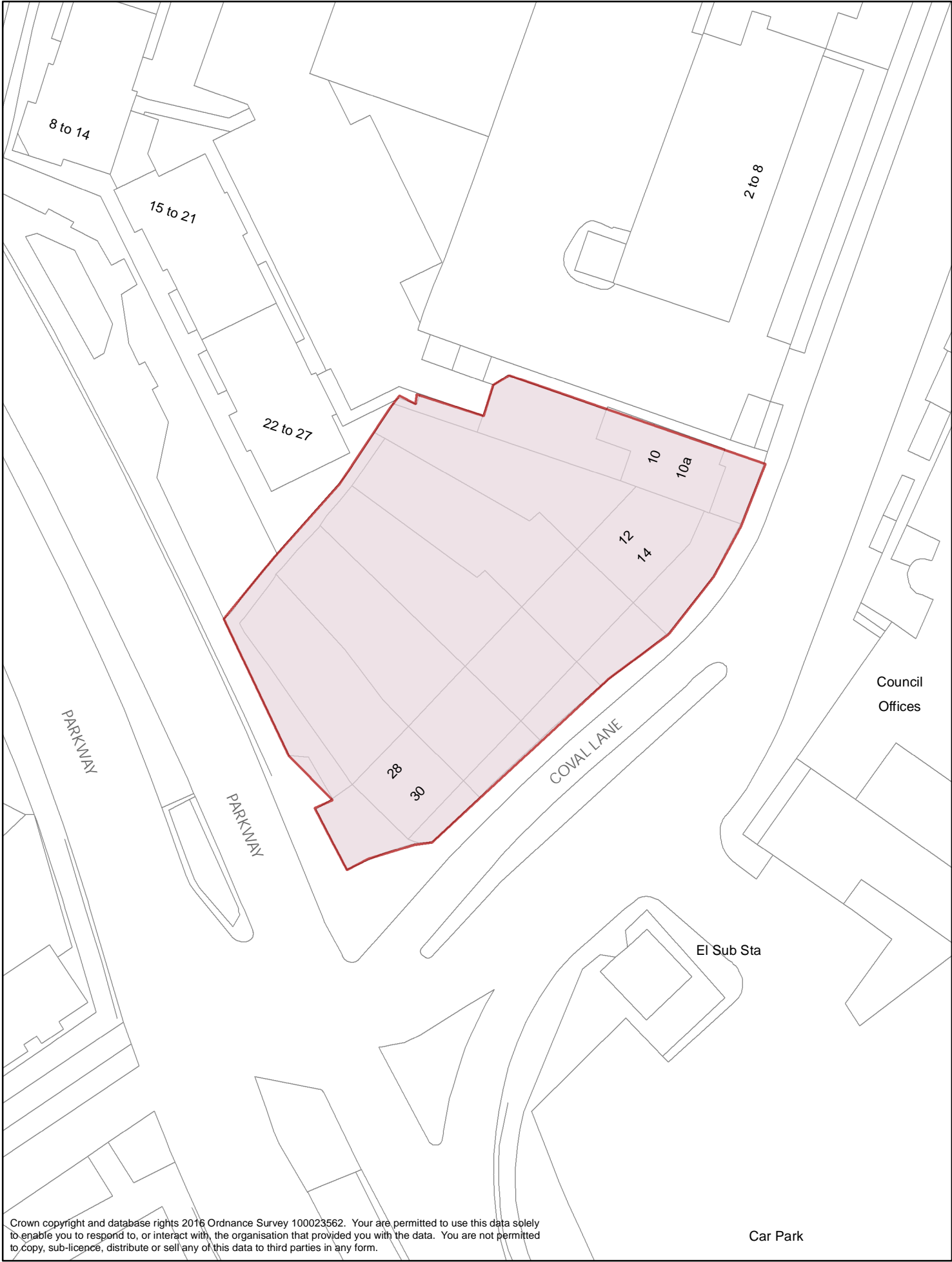
### Availability Criteria

Availability Details	0: In complex/multiple ownership or subject to ransom strip
Landowner not contacted but site included as part of general search for potential sites	
Other Availability Considerations	Land assembly required
	Site is potentially available

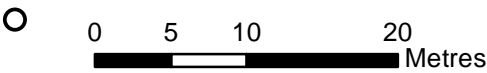
### Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
-----------------------	--

Site most closely reflects Typology 1 - small, brownfield, Central Chelmsford.  
Yield is for ADDITIONAL units, entered manually



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## Site Assessment Details

<b>Council Reference</b>	<b>CUA36</b>	<b>Site Name</b>	Meteor Way inc. car park and part E2V Meteor Way
<b>SLAA Reference</b>	<b>285</b>	<b>Observations</b>	Site assembly for development in good waterside location. TCAAP Opportunity Site 38.
<b>Category:</b>	<b>2</b>		
<b>Yield:</b>	<b>386</b>		
<b>Density:</b> (per ha)	<b>140</b>		

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

### Suitability Criteria

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

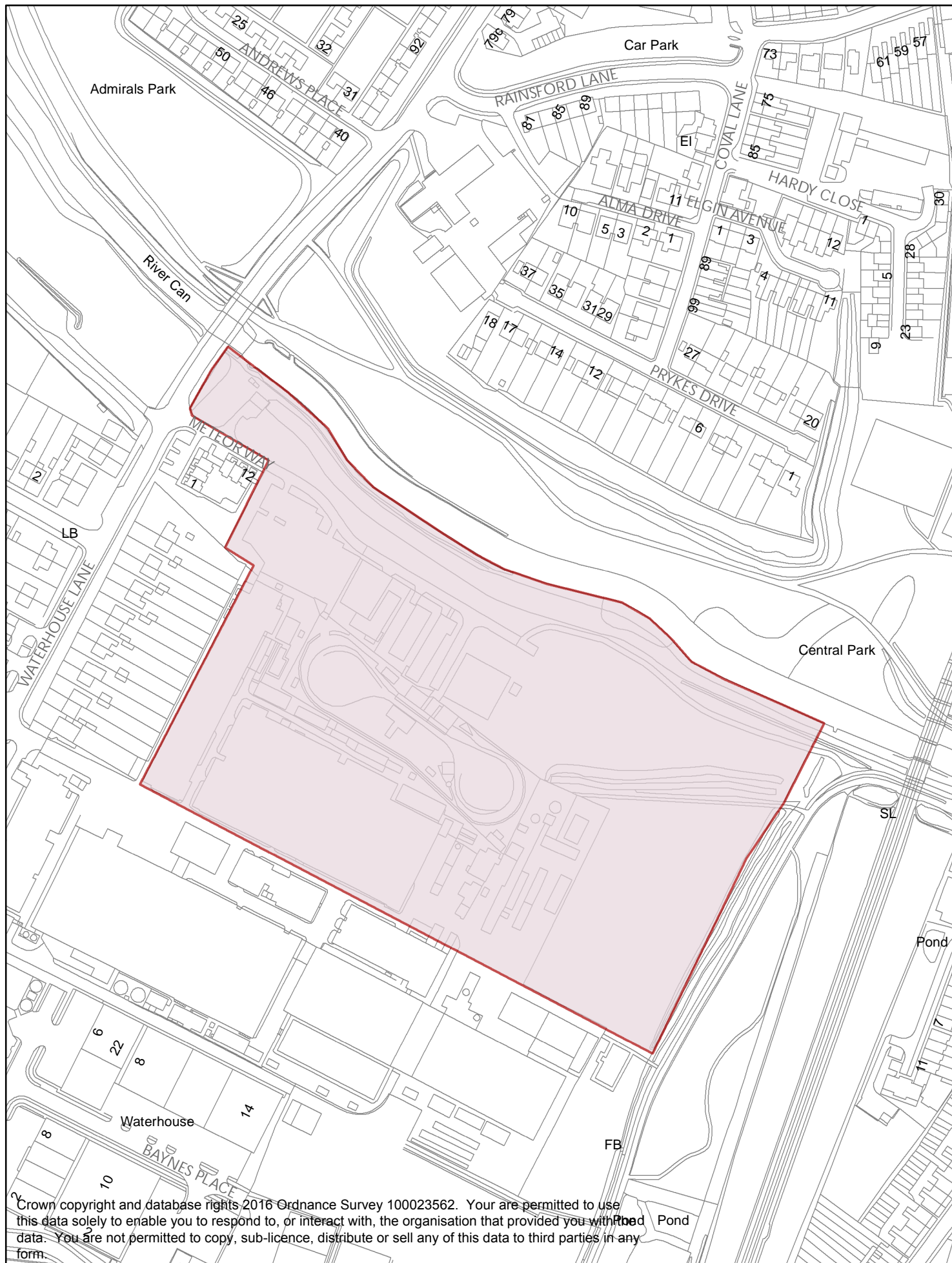
### Availability Criteria

Availability Details	1: Established multiple uses
Initial discussions taken place	
Other Availability Considerations	Owners are known, in TCAAP, dialogue started
	Site is potentially available

### Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
-----------------------	--

Site most closely reflects Typology 2 – medium, brownfield, Central Chelmsford.  
 Yield higher due to height and density, entered manually



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## Site Assessment Details

<b>Council Reference</b>	<b>CUA40</b>	<b>Site Name</b>	British Legion New London Road
		<b>Observations</b>	BL hall, between modern church and locally listed building
<b>SLAA Reference</b>	286		
<b>Category:</b>	2		
<b>Yield:</b>	16		
<b>Density:</b> (per ha)	130		

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

### Suitability Criteria

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

Other Suitability Considerations

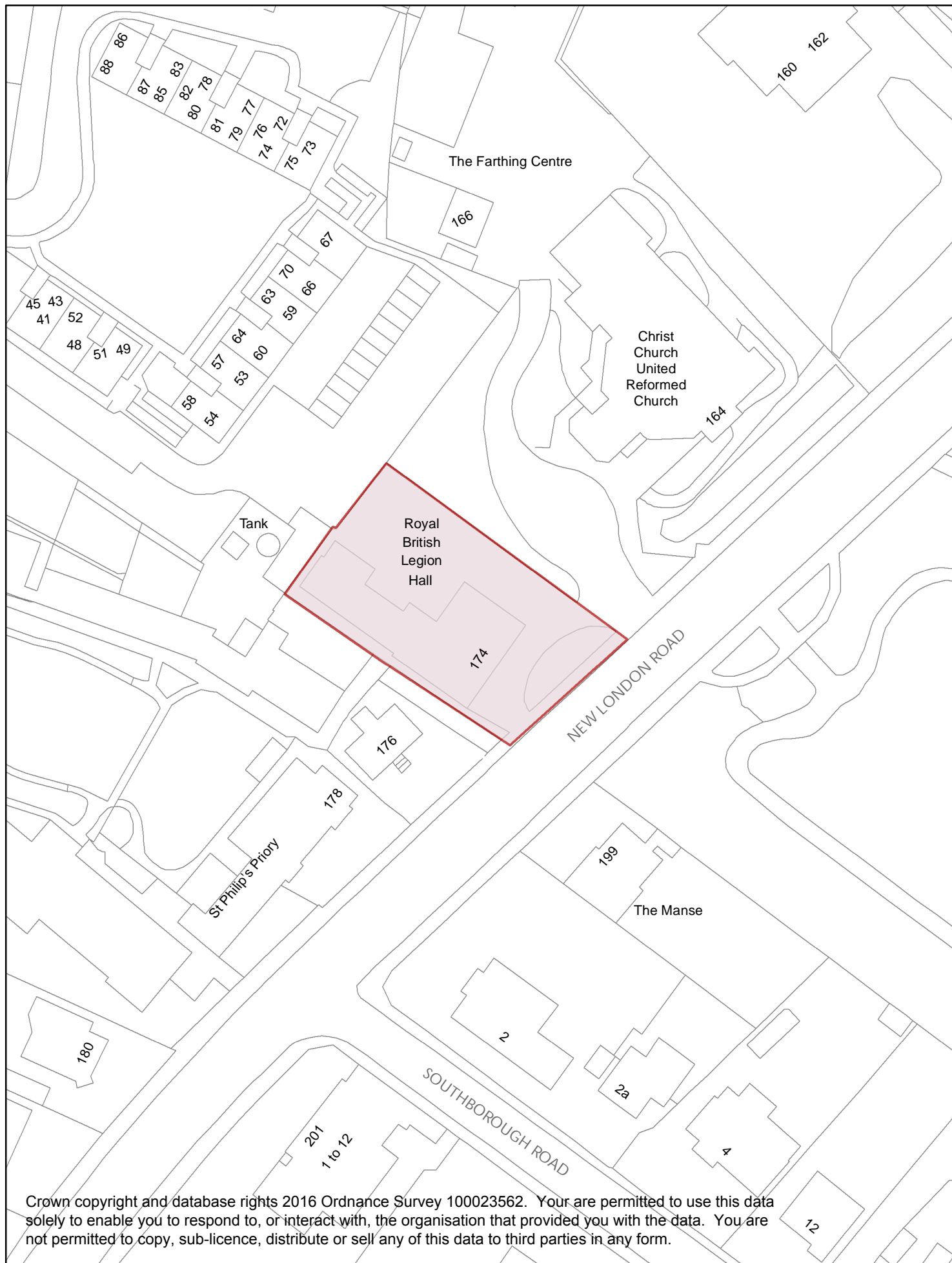
### Availability Criteria

Availability Details	3: Low intensity land uses
Landowner not contacted but site included as part of general search for potential sites	
Other Availability Considerations	

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 1 – small, brownfield, Central Chelmsford



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## HOUSING CAPACITY IN CHELMSFORD URBAN AREA

Urban Area sites submitted for SLAA  
Category 1 - Deliverable



## Site Assessment Details

<b>Council Reference</b>	<b>CFS262</b>	<b>Site Name</b>	Land North West of Lockside Marina, Hill Road South, Chelmsford
<b>SLAA Reference</b>	<b>244</b>	<b>Observations</b>	Footpath 69CFD runs through part of site on western boundary. Chelmer and Blackwater Navigation Conservation Area adjacent to the Western and Southern boundaries.
<b>Category:</b>	<b>1</b>		
<b>Yield:</b>	<b>130</b>		
<b>Density: (per ha)</b>	<b>160</b>		

Site performs well against suitability, availability and achievability criteria

### Suitability Criteria

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

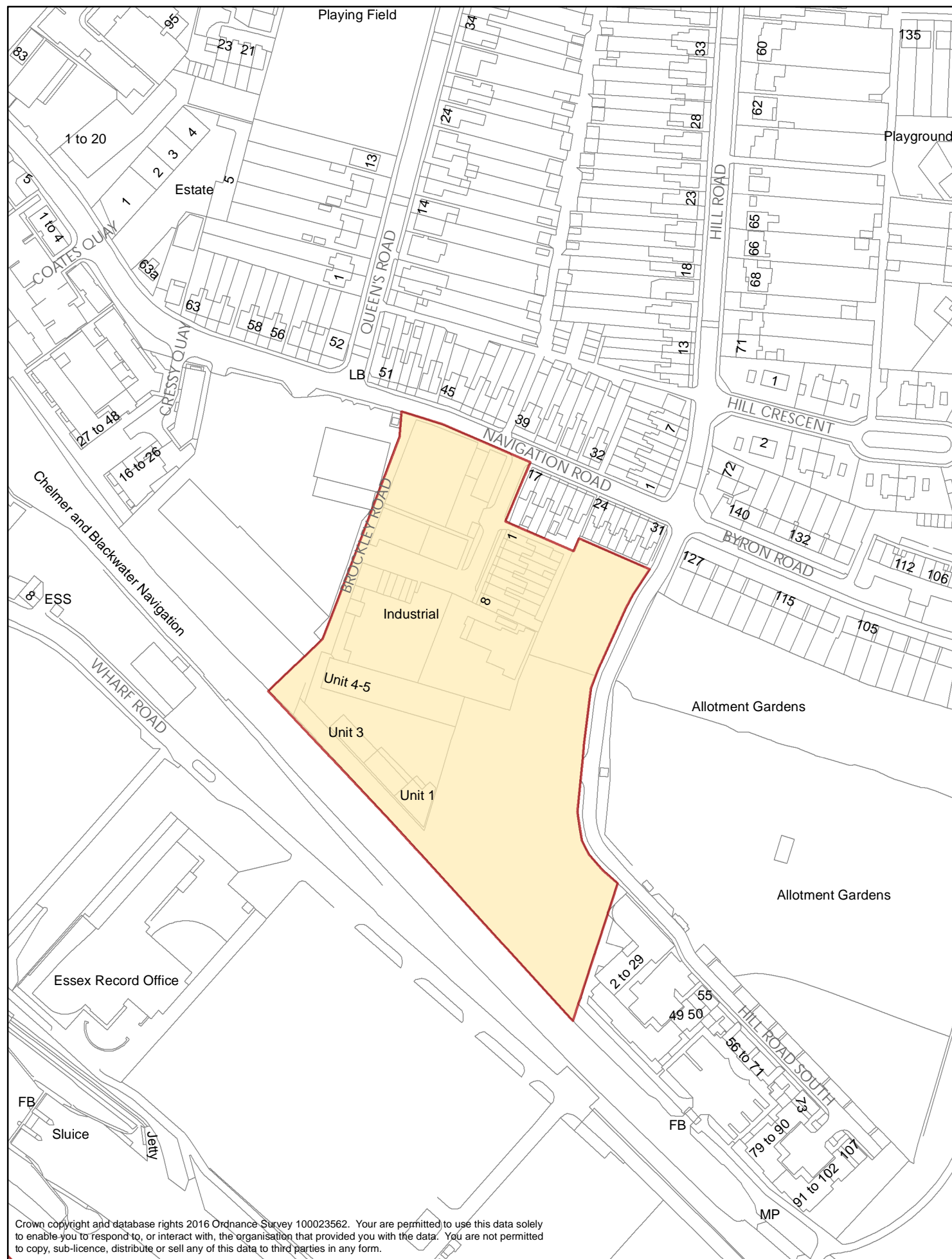
### Availability Criteria

Availability Details	1: Established multiple uses
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Land in various ownerships. Subject to negotiations and leaseholder circumstances.
	Site is available

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
-----------------------	---

Site most closely reflects Typology 2 - medium, brownfield site, Central Chelmsford (Residential).  
Higher density potential, capacity estimate entered manually.



0 20 40 80  
Metres

## Site Assessment Details

<b>Council Reference</b>	<b>CFS263</b>	<b>Site Name</b>	Baddow Road Car Park, Baddow Road, Chelmsford, and land to the east
<b>SLAA Reference</b>	<b>245</b>	<b>Observations</b>	Adjacent to Chelmsford Watermeadows Wildlife Site (south west boundary). Adjacent to green wedge on northern boundary. Within Chelmer and Blackwater Navigation conservation area.
<b>Category:</b>	<b>1</b>		
<b>Yield:</b>	<b>190</b>		
<b>Density: (per ha)</b>	<b>160</b>		

Site performs well against suitability, availability and achievability criteria

### Suitability Criteria

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

### Availability Criteria

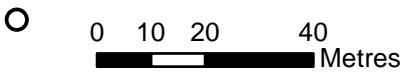
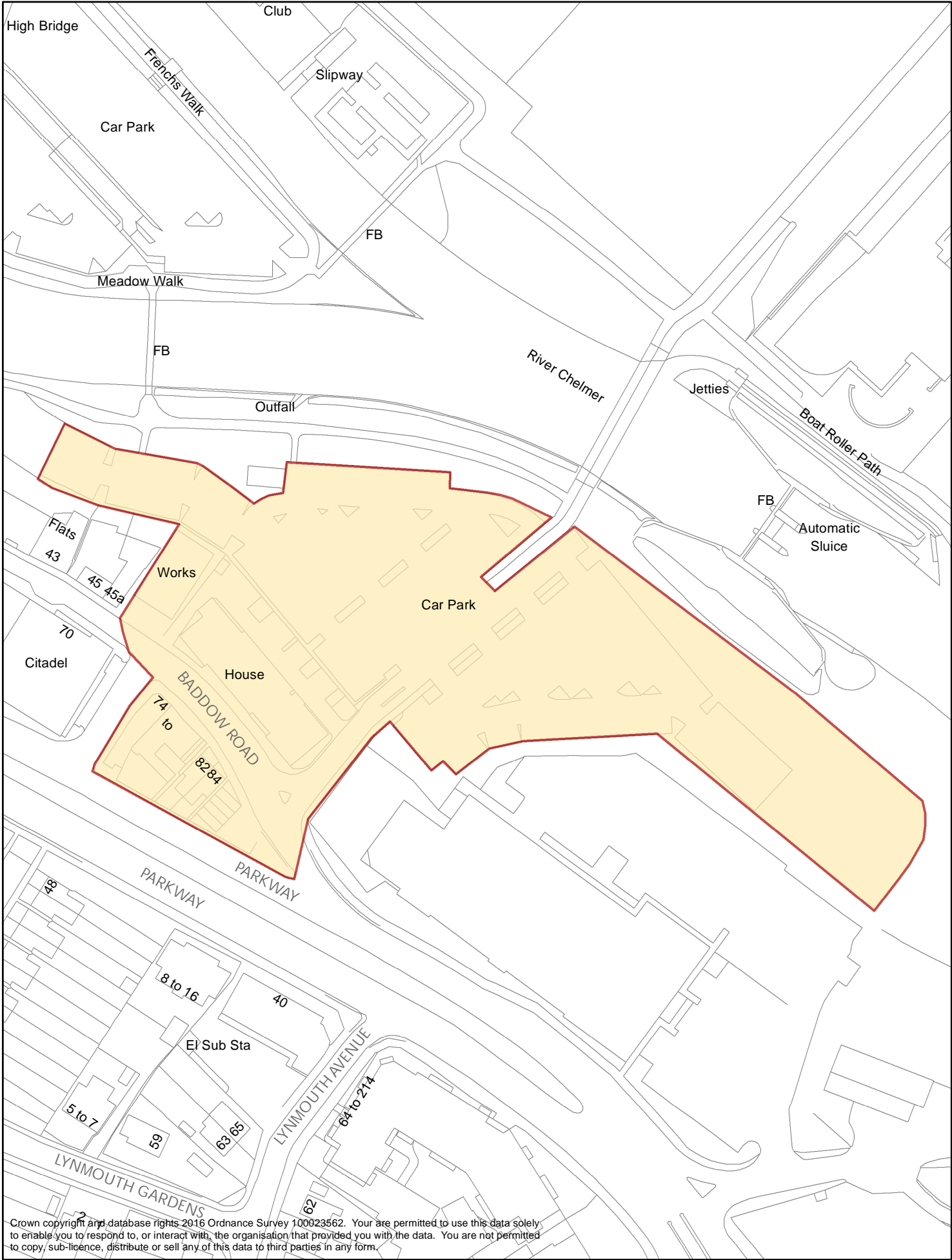
Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 13 - medium, brownfield, Central Chelmsford (Mixed use including residential)	
Higher potential - Yield entered manually.	

CFS263

Baddow Road Car Park and land to the East



## Site Assessment Details

<b>Council Reference</b>	<b>CFS266</b>	<b>Site Name</b>	Waterhouse Lane Depot and Nursery Waterhouse Lane, Chelmsford
<b>SLAA Reference</b>	<b>248</b>	<b>Observations</b>	Currently used as a maintenance depot / nursery for the Council. Council Offices and 2 residential dwellings to front of site. Falls within a 'final stage sand and gravel' buffer zone.
<b>Category:</b>	<b>1</b>		
<b>Yield:</b>	<b>23</b>		
<b>Density: (per ha)</b>	<b>45</b>		

Site performs well against suitability, availability and achievability criteria

### Suitability Criteria

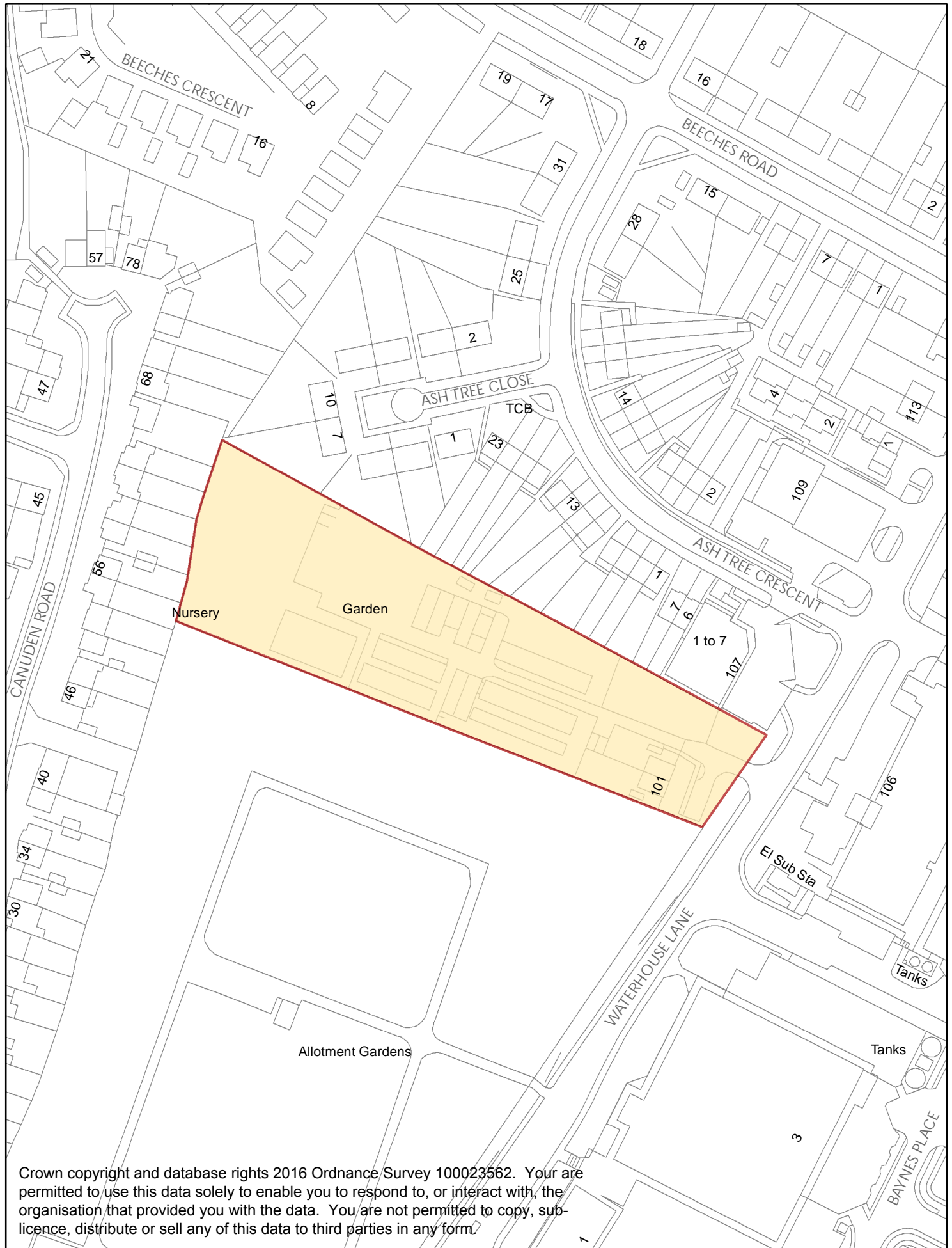
Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral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

### Availability Criteria

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

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 3 - Small, brownfield site, Urban Area (Residential)	



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Metres

## Site Assessment Details

<b>Council Reference</b>	<b>CFS267</b>	<b>Site Name</b>	Essex Police HQ and Sports Ground, New Court Road, Chelmsford
<b>SLAA Reference</b>	<b>249</b>	<b>Observations</b>	The site is currently Essex Police Headquarters and Police Training School. The site also includes a sports field. Footpath 60CFD runs directly adjacent to the eastern boundary of the HQ buildings. The perimeter of the sports field has several trees which are protected under a Tree Protection Order - number TPO/2011/004.
<b>Category:</b>	<b>1</b>		
<b>Yield:</b>	<b>451</b>		
<b>Density: (per ha)</b>	<b>160</b>		

Site performs well against suitability, availability and achievability criteria

### Suitability Criteria

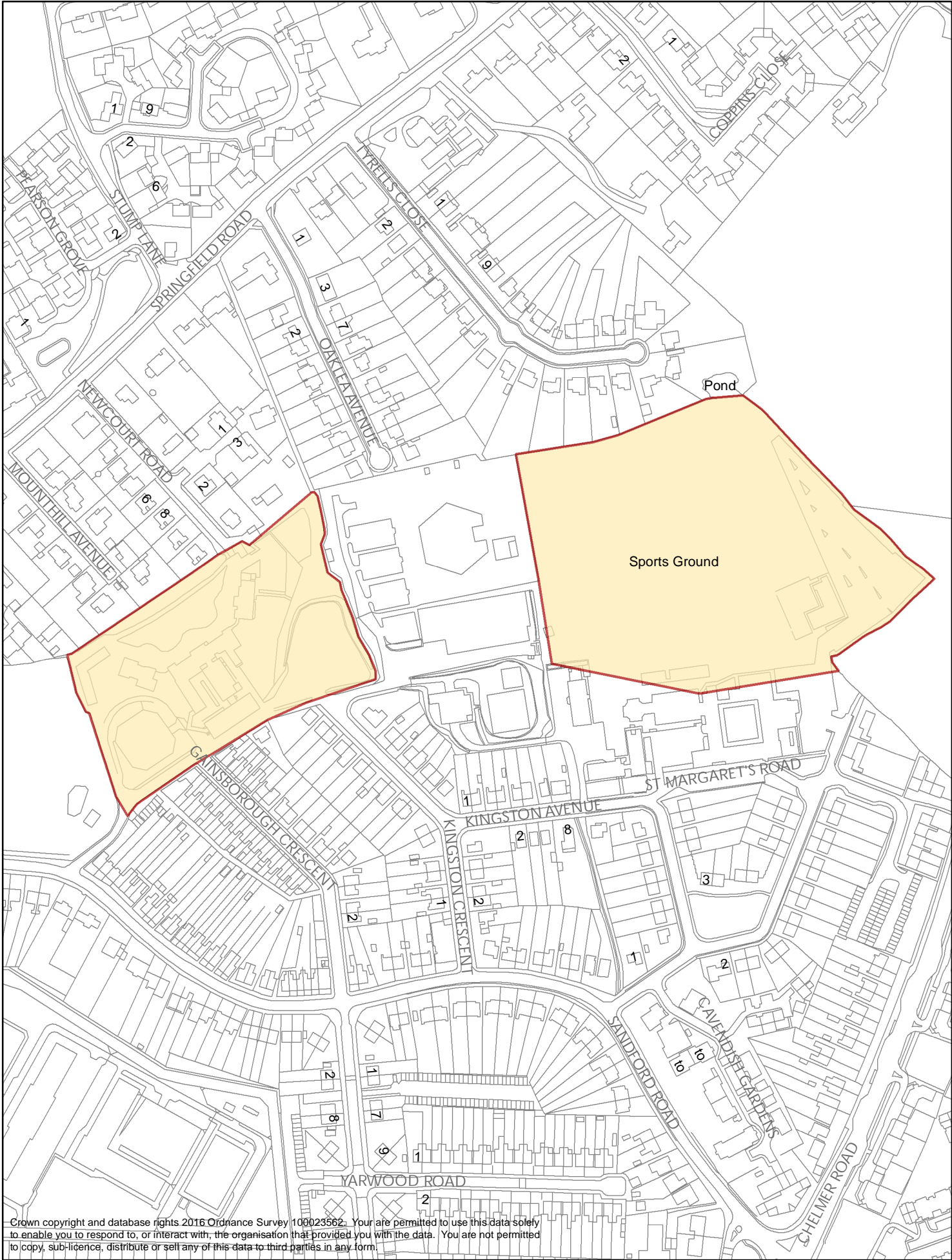
Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral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

### Availability Criteria

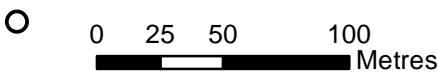
Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 13 - medium, brownfield, Central Chelmsford (Mixed use including residential)	



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## Site Assessment Details

<b>Council Reference</b>	<b>CFS276</b>	<b>Site Name</b>	Former St Peters College, Fox Crescent, Chelmsford
<b>SLAA Reference</b>	<b>258</b>	<b>Observations</b>	Site promoted for a mix of uses though residential led. TPO/2001/017 and TPO/1987/015 just outside of site on south west boundary. TPO/2002/013, TPO/1985/035 and TPO/2002/013 just outside of site on south eastern boundary.
<b>Category:</b>	<b>1</b>		
<b>Yield:</b>	<b>185</b>		
<b>Density: (per ha)</b>	<b>40</b>		

Site performs well against suitability, availability and achievability criteria

### Suitability Criteria

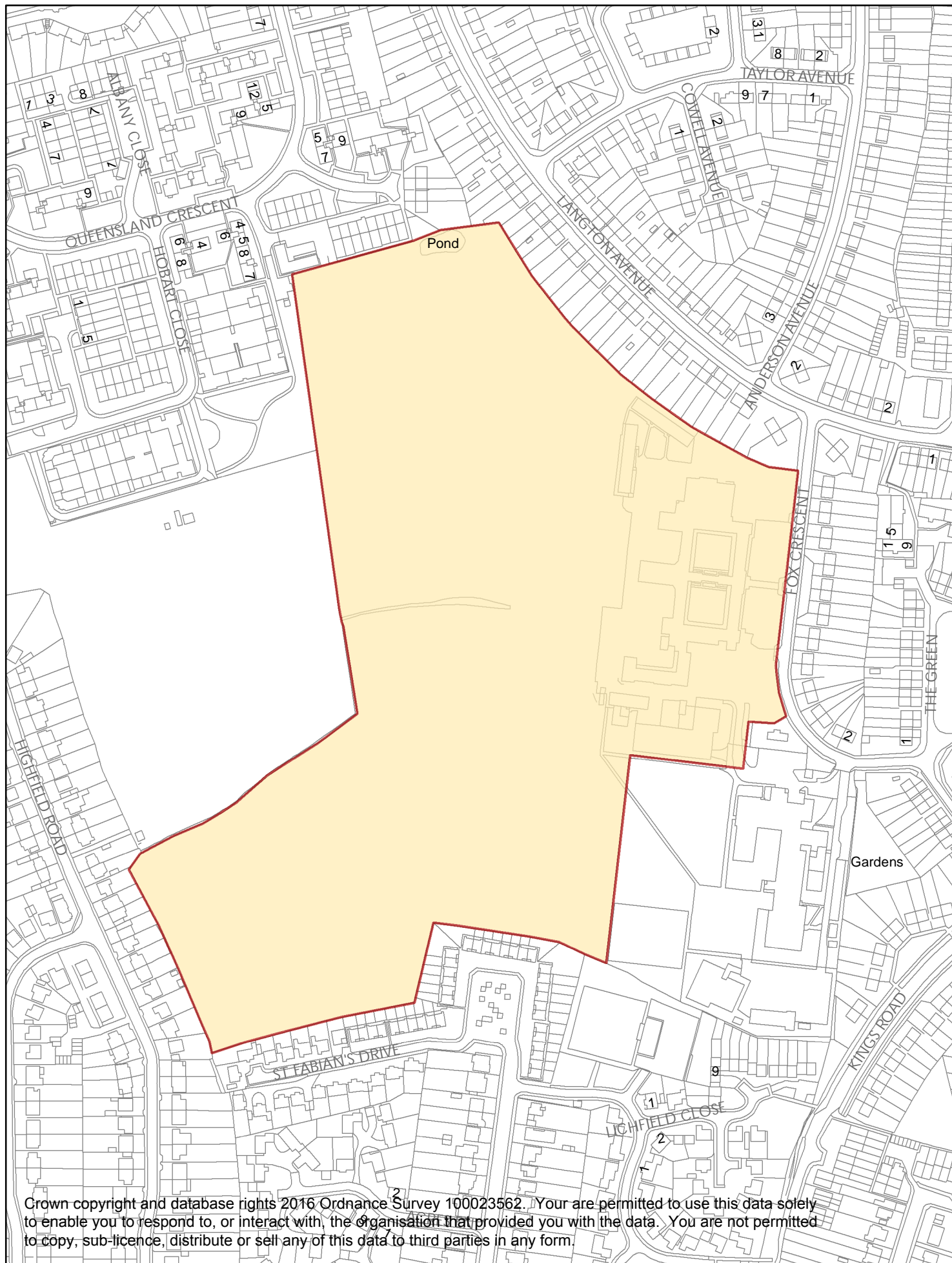
Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral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

### Availability Criteria

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

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 6 - large, greenfield site, Chelmsford Outer Fringe (Mixed use including residential)	



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Metres

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## HOUSING CAPACITY IN CHELMSFORD URBAN AREA

Urban Area sites submitted for SLAA  
Category 2 - Developable



## Site Assessment Details

<b>Council Reference</b>	<b>CFS241</b>	<b>Site Name</b>	Civic Centre Land Site, Duke Street, Chelmsford
<b>SLAA Reference</b>	<b>233</b>	<b>Observations</b>	Cycle Route 45 runs along western boundary. Civic Centre building to north of the site is Locally Listed. War Memorial in the north of the site is Listed ref CBC/00983. North of site within West End Conservation Area.
<b>Category:</b>	<b>2</b>		
<b>Yield:</b>	<b>190</b>		
<b>Density: (per ha)</b>	<b>160</b>		

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

### Suitability Criteria

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

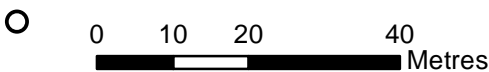
### Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Subject to leases with two occupiers
	Site is potentially available

### Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 1 for residential - Small, brownfield site, Central Chelmsford (Residential) and Typology 14 (mixed use) - small, brownfield, Central Chelmsford (B1 Office use only)  
 Higher density potential. including taller buildings (10 storey). so yield entered manually



## Site Assessment Details

**Council Reference** CFS252 **Site Name** Former Church Hall, Woodhall Road, Chelmsford

**Observations** Level site. South part of site allocated piece of open space.

**SLAA Reference** 237

**Category:** 2

**Yield:** 19

**Density:** 65  
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces some achievability constraints

### Suitability Criteria

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

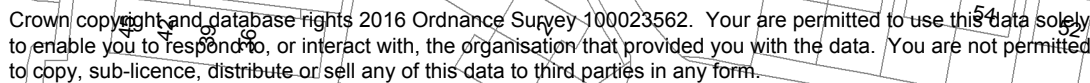
### Availability Criteria

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

### Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
-----------------------	--

Site most closely reflects Typology 5 - Small, greenfield site, Urban Area (Residential)



## Site Assessment Details

<b>Council Reference</b>	<b>CFS256</b>	<b>Site Name</b>	Garages rear of 44 St Nazaire Road, Chelmsford
<b>SLAA Reference</b>	<b>240</b>	<b>Observations</b>	Cycle Route 65 and footpath 2CFD run close to northern and eastern boundaries. TPO closest to boundary appears to have been revoked (TPO/1975/001). TPO/1993/012 relates to trees close to southern part of site boundary and this is still in place.
<b>Category:</b>	<b>2</b>		
<b>Yield:</b>	<b>12</b>		
<b>Density: (per ha)</b>	<b>65</b>		

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

### Suitability Criteria

Access Infrastructure Constraints	0: Achieving a suitable access is likely to be subject to major constraints
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan

Other Suitability Considerations

### Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Subject to existing garage occupiers being relocated / selling their garages to CCC or CHP
	Site is potentially available

### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 3 - Small, brownfield site, Urban Area (Residential)



0 5 10 20  
Metres

## Site Assessment Details

**Council Reference** CFS257 **Site Name** Garages rear of 27 Medway Close, Chelmsford

**Observations**

**SLAA Reference** 241

**Category:** 2

**Yield:** 50

**Density:** 65  
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

### Suitability Criteria

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

Other Suitability Considerations

### Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Subject to garage owners selling their garages to the Council & leaseholders being found alternative garaging / relinquish their lease. Site is potentially available

### Achievability

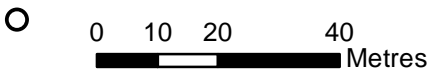
Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 4 - Medium, brownfield site,Urban Area (Residential)



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Pavilion



## Site Assessment Details

<b>Council Reference</b>	<b>CFS264</b>	<b>Site Name</b>	Chelmer Waterside Development, Wharf Road, Chelmsford
<b>SLAA Reference</b>	<b>246</b>	<b>Observations</b>	Cycle Route 26 runs through southern part of site. Situated adjacent to (southern boundary) Chelmsford Watermeadows Local Wildlife Site and partially within green wedge.
<b>Category:</b>	<b>2</b>		
<b>Yield:</b>	<b>650</b>		
<b>Density: (per ha)</b>	<b>160</b>		

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

### Suitability Criteria

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

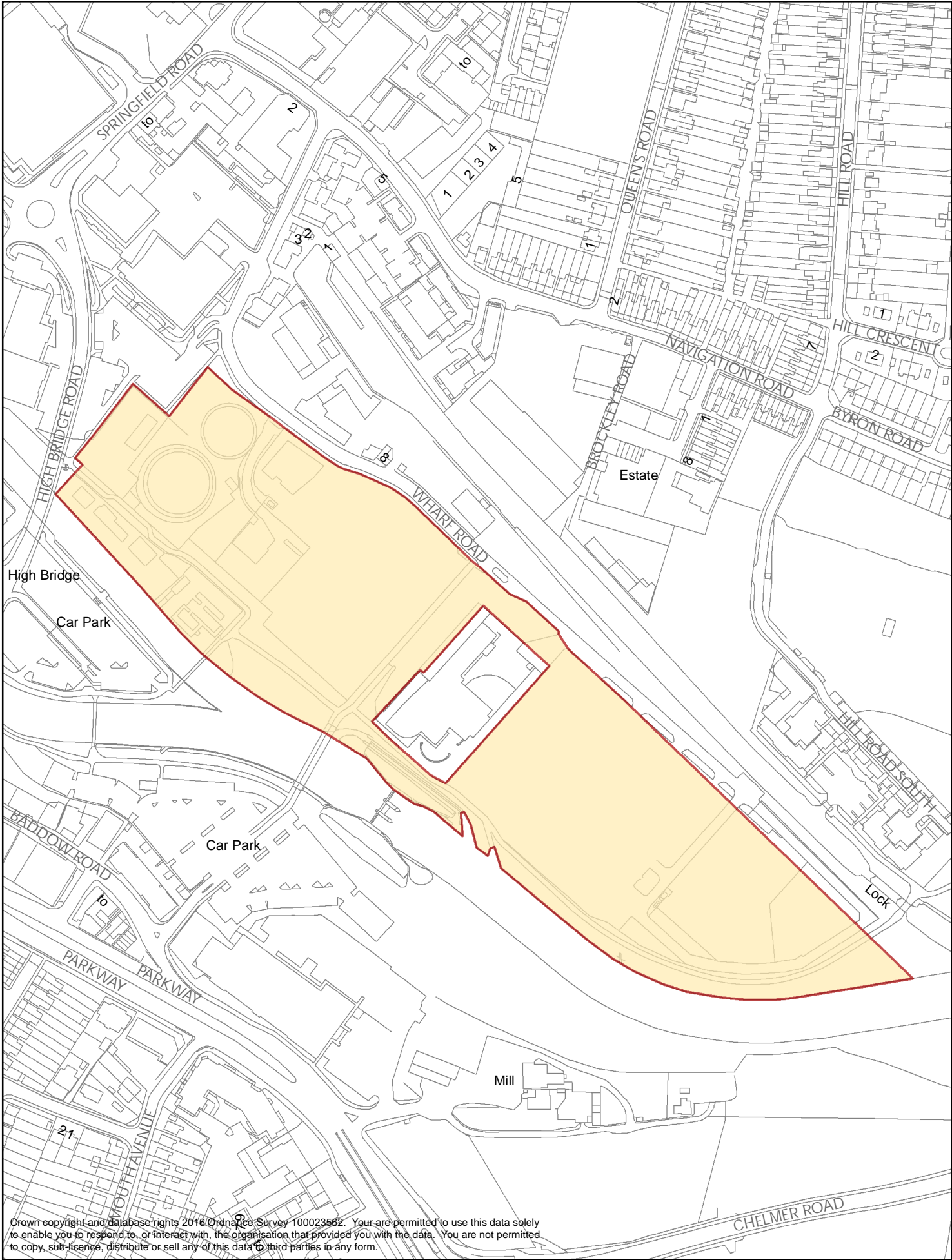
### Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Community Clubs would need to be relocated subject to satisfactory terms being agreed.
	Site is potentially available

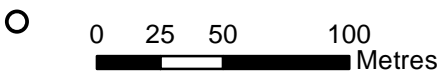
### Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 13 - medium, brownfield, Central Chelmsford (Mixed use including residential).  
 High density potential, capacity estimate entered manually.



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## HOUSING CAPACITY IN CHELMSFORD URBAN AREA

Category 3 - Non-Developable



## Housing Capacity in Chelmsford Urban Area – Discounted Sites

Address	CUA ref	Gross Site Area (ha)	Potential residential capacity	Reason for discounting
Glebe Road Car Park	CUA1a	0.11	11	Valuable existing use
ARU	CUA2	2.2	124	Outside SLAA period
Marriages Mill	CUA4	1.3	176	Outside SLAA period
Hoffmann's Way offices	CUA5	1.07	0	Business use only
Railway sidings	CUA6	0.97	0	Business use only
Key Metzeler, New Street	CUA7	1.51	211	Outside SLAA period
YMCA, The Snip, Clarke & Oritz (Bankside)	CUA10	0.24	70	Land assembly issues
Empire House, Regina Rd and Council car park	CUA12	0.16	24	Outside SLAA period
Riverside Retail Park, Victoria Road	CUA13	0.24	22	Outside SLAA period
47-73 Victoria Road	CUA14	0.51	36	Land assembly issues
Ski Plus, adjacent retail premises	CUA18	0.29	38	Outside SLAA period
Iceland, Burgundy Court, parking at rear	CUA19	0.17	46	Outside SLAA period
Meadows II surface car park	CUA22	0.19	27	Outside SLAA period
Friars Walk parking areas, Amlin, Barrack House	CUA24	0.48	128	Land assembly issues
George Street car park	CUA25	0.38	54	Valuable existing use
Moulsham Street car park	CUA26	0.23	24	Valuable existing use
Mildmay Road Garage Site, r/o 85-99	CUA27	0.08	5	Under 10 units
Former Tesco Homestore	CUA29	1.3	0	Business use only
Railway Street car park north side, south side, workshop	CUA31	0.62	81	Valuable existing use
Coval Lane car parks	CUA35	0.63	56	Valuable existing use
Rectory Lane East car park	CUA38	0.2	0	Valuable existing use
ECC overflow car park, Molrams Lane, Gt Baddow	CUA49	0.83	9	Under 10 units
ECC Highway depot, Springfield	CUA50	2.05	0	Business use only
Homelands (B&Q)	CUA51	0.3	0	Business use only
Car Auction site	CUA53	4.1	0	Business use only
Freighter House, Drovers Way	CFS254	2.87	0	Business use only
<b>TOTAL</b>		<b>23.03</b>	<b>1142</b>	



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Planning and Housing Policy  
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