

# Chelmsford Policy Board Agenda

**4 June 2020 at 7pm**

**Remote Meeting**

**Membership**

Councillor G H J Pooley (Chair)

**and Councillors**

H Ayres, N Chambers, W Daden, I Fuller, J Galley, M Goldman,  
S Goldman, N Gulliver, G B R Knight, R Moore, R J Poulter,  
I C Roberts, A Sosin, N Walsh, R T Whitehead  
and T N Willis

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 Brian Mayfield in the Democracy Team on Chelmsford (01245) 606923 email [brian.mayfield@chelmsford.gov.uk](mailto:brian.mayfield@chelmsford.gov.uk)

# CHELMSFORD POLICY BOARD

4 JUNE 2020

## AGENDA

### PART 1

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

#### 1. ATTENDANCE AND APOLOGIES FOR ABSENCE

#### 2. 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.

#### 3. MINUTES

Minutes of meeting on 5 March 2020

#### 4. PUBLIC QUESTIONS

Any member of the public may ask a question or make a statement at this point in the meeting, provided that they have been invited to participate in this meeting and have submitted their question or statement in writing and in advance. Each person has two minutes and a maximum of 15 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 [committees@chelmsford.gov.uk](mailto:committees@chelmsford.gov.uk) 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, provided they have indicated that they wish to do so and have submitted an email address to which an invitation to join the meeting and participate in it can be sent.



5. APPOINTMENT OF VICE CHAIR
6. STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT
7. BRADWELL B CONSULTATION – PROPOSED RESPONSE
8. ANNUAL REPORTS OF WORKING GROUPS
9. HOUSING WORKING GROUP
10. WORK PROGRAMME OF THE POLICY BOARD
11. URGENT BUSINESS

To consider any other matter which, in the opinion of the Chairman, should be considered by reason of special circumstances (to be specified) as a matter of urgency and which does not constitute a key decision.

## PART II (EXEMPT ITEMS)

NIL

## MINUTES

of the

### CHELMSFORD POLICY BOARD

held on 5 March 2020 at 7pm

Present:

Councillor G H J Pooley (Chair)

Councillors K Bentley (substitute), W Daden, I Fuller, M Goldman,  
S Goldman, R Moore, R J Poulter, A Sosin, M Steel (substitute),  
N Walsh and R T Whitehead

Also present:

Councillors M J Mackrory

1. **Apologies for Absence and Substitutions**

Apologies for absence were received from Councillors N Chambers and I C Roberts, who had appointed Councillors M Steel and K Bentley respectively as their substitutes, and from Councillor G B R Knight.

2. **Minutes**

The minutes of the meeting on 16 January 2020 were signed as a correct record.

3. **Declaration of Interests**

All Members were reminded to disclose any interests in items of business on the meeting's agenda and that they should do so at this point on the agenda or as soon as they became aware of the interest. They were also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting, if they had not previously notified her about it.

4. **Public Question Time**

There were no questions or statements from members of the public.

5. **Making Places Supplementary Planning Document – Consultation Draft**

The Board considered a draft of the Making Places Supplementary Planning Document (SPD) which, if approved by the Cabinet, would be published for public consultation. The purpose of the document, which would sit alongside the Local Plan, was to promote and secure high quality sustainable new development of all types and sizes. It set out detailed guidance on the policy requirements of the Local Plan and the standards the local planning authority would expect to see in future developments, including advice on how developers could go beyond those standards to create the most sustainable and environmentally friendly developments possible.

The SPD was welcomed by the Board, which thanked the officers for their work on it.

**RECOMMENDED** to the Cabinet that:

1. the draft Making Places Supplementary Planning Document and its supporting Appendices submitted with the report to the meeting be approved for public consultation; and
2. the Director of Sustainable Communities, in consultation with the Cabinet Member for Greener Chelmsford, be authorised to make any subsequent changes to the SPD and to finalise the consultation material.

*7 03pm to 7.16pm*

6. **Planning Obligations Supplementary Planning Document – Consultation Draft**

A draft of the Planning Obligations Supplementary Planning Document was submitted for the Board's consideration. It set out how the City Council would seek planning obligations needed to make development proposals acceptable in planning terms and detailed the obligations or contributions required, depending on the scale of development. If approved by the Cabinet the draft would be the subject of public consultation.

The following answers were given to questions from the Board:

- Legal advice had been obtained on whether it would be appropriate to include in paragraph 5.4 of the document, in the section on affordable housing, reference to specialist residential accommodation that was self-contained, whether or not on-site care was provided. The advice had suggested that the inclusion of such wording would not strengthen or clarify the Council's position on the provision of an affordable housing element in developments of that type as it was not clear whether such accommodation would fall within Class C2 or C3. Such accommodation would still be captured by Policy HO2 and the proposed wording in paragraph 5.4 was the favoured approach and would not enable developers or operators of self-contained residential care facilities to escape the requirement to provide a percentage of affordable housing.
- In lieu of the provision of an element of affordable housing in some of the developments of the type referred to above, a commuted sum may be acceptable. Greenfield developments were already likely to have been assessed for viability but those on brownfield sites were less likely to be viable.

- The difference between Tables 1 and 3 on pages 9 and 21 of the SPD was explained by the fact that the Strategic Housing Market Assessment used different methods for assessing the need for market accommodation to that which assessed the need for affordable housing.
- The Authority Monitoring Report would continue to be produced and submitted to Cabinet each year Any triggers that were invoked in the monitoring framework in the new Local Plan would be referred to Chelmsford Policy Board to consider the appropriate associated actions, which were also set out in the new monitoring framework,
- The reference to sites of between 11 and 15 units in paragraph 5.36 could apply to specialist residential accommodation where on-site care was provided. The wording as it stood would not prevent the Council seeking commuted sums in lieu of on-site affordable provision but it was thought that it was unlikely to do so in the large majority of cases. The Board feared, however, that developers of this type of accommodation may be more inclined to apply for an off-site contribution rather than include an on-site affordable element. The officers said that, subject to legal advice, the wording of paragraph 5.36 could be amended to make it clear that compliance with the National Planning Policy Framework would normally be expected in respect of the provision of affordable accommodation in developments of the size and type discussed but that the Council may be prepared in exceptional cases to accept a financial contribution in place of an on-site affordable element.
- It would be appropriate to add to the end of paragraph 5.26 the words “with 35% of the total number of residential units to be provided and maintained as affordable housing incorporating the mix of affordable housing set out in paragraphs 5.24. and 5.25
- The words “not more than” would be deleted in paragraph 5.69 to reflect the pressing need for more affordable housing for people living in rural areas.
- Whilst the negotiation of a bond to ensure the future maintenance of public open spaces in the event of a developer defaulting or going out of business had not been regarded by Planning Officers as the best option, the practicalities of doing so would be discussed with Legal Services. Another means might be the inclusion of a suitable guarantee in the legal agreement for the provision of the open space.
- There was a typographical error in para 14.19 which could be corrected with the removal of the word ‘have’ from the last sentence.

The Board welcomed the Supplementary Planning Document.

**RECOMMENDED** to the Cabinet that:

1. the draft Planning Obligations Supplementary Planning Document (SPD) and its supporting Appendices submitted with the report to the meeting and as amended by the points above be approved for public consultation; and
2. the Director of Sustainable Communities, in consultation with the Cabinet Member for Greener Chelmsford, be authorised to make any subsequent changes to the SPD and to finalise the consultation material.

*7.16pm to 8.15pm*

7. **Community Infrastructure Levy – Options for the Review of the Approved Charging Schedule**

The report to the meeting looked at how the approved charging schedule for the Community Infrastructure Levy (CIL) might be reviewed and concluded that it was best aligned to the review of the Local Plan. Given that the schedule had recently been viability tested, it was suggested that it would be logical to review both at the same time as any changes to the Local Plan could have implications for the charging schedule.

The Board was informed that the average property size of 80 square metres would attract a CIL of £15,000. Asked whether there would be a S106 contribution for self-build properties, officers said that these would generate very little such contributions. They would also be exempt from CIL, which was an anomaly the government appeared reluctant to rectify. It was confirmed that RAMS was a S106 contribution which would be in addition to the Planning Obligations and included in a viability assessment. It was also confirmed that in principle CIL could help address the shortage of health care facilities in an area.

**RESOLVED** that the review of the Community Infrastructure Levy Charging Schedule be aligned to the future review of the Local Plan.

*8.15pm to 8.27pm*

8. **Connectivity and Local Democracy Working Group**

The Board received an update on the work of the Connectivity and Local Democracy Working Group.

The Working Group had made progress on most of its workstreams, including looking at options for the review of special expenses; agreeing the consultation arrangements for a Community Governance Review; considering how to encourage people to stand for election to parish councils and how to interest more young people in particular in voting in all types of elections; and reviewing the results of an engagement audit.

**RESOLVED** that the progress on the work of the Connectivity and Local Democracy Working Group be noted.

*8.27pm to 8.34pm*

9. **Chelmsford Waterways Working Group – Update on Work**

An update was submitted on the activities of the Chelmsford Working Group since the meeting of the Board in October 2019.

The Working Group had looked in particular at ways to improve navigation between the upper and lower Chelmer, the development of a masterplan for the creation of a riverside country park, and the future development of Sandford Mill.

It was confirmed that the City Council would be liaising with other bodies on the automatic flood gates and lock and would be seeking financial contributions from them. The feasibility study for the project would also examine the potential for generating power and providing a fish migration route.

The Board was informed that as the Margaretting flood alleviation scheme had stalled and was unlikely to go ahead, consideration was being given to other schemes that could prevent flooding both in Margaretting and elsewhere.

**RESOLVED** that:

1. the progress on the work of the Chelmsford Waterways Working Group be noted;
2. the replacement of the automatic flood gates and provision of a lock to enable navigation between upper and lower Chelmer, including costed options for hydro-electric/solar photovoltaic micro generation and a fish migration bypass (allowing migration past the flood gates/lock) be adopted as the City Council's agreed way forward (as recommended by the Waterways Working Group) and that further detailed feasibility is undertaken to proceed to develop the scheme into a costed project for implementation, including exploring alternative funding sources to implement the project; and
3. the Waterways Working Group recommendation that a high-level strategic master plan be produced for the riverside park and that Sandford Mill is developed building on the master planning associated with the nearby devolvement sites be adopted; and that the Waterways Working Group is used as the vehicle to review and evaluate the emerging strategic plan.

*8.34pm to 8.53pm*

10. **Urgent Business**

Members referred to the stage 1 consultation on the Bradwell B nuclear power station project and asked whether the Board would be agreeing the Council's response in view of the likely implications of the development on the city and its Local Plan.

Members were informed that officers would be submitting a response to the consultation which would emphasise the need for the developers to take into account the Chelmsford Local Plan when preparing strategic infrastructure plans such as new roads.

The meeting closed at 9.12pm

Chairman



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## Chelmsford City Council Policy Board

4 June 2020

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### Strategic Housing and Employment Land Availability Assessment (SHELAA)

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#### Report by:

Director of Sustainable Communities

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#### Officer Contact:

Amy Rayner, Housing Policy Officer, [amy.rayner@chelmsford.gov.uk](mailto:amy.rayner@chelmsford.gov.uk) 01245 606587

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### Purpose

The Strategic Housing and Employment Land Availability Assessment (SHELAA) will help identify a future supply of land within the Council's administrative area that is suitable, available and achievable for housing and economic development uses. The assessment is an important source of evidence to maintain a 5-year supply of housing land and review the Local Plan. It also informs the publication of Part 1 of the Brownfield Register. This desktop-based study assesses sites against a range of suitability, availability and achievability criteria to determine their deliverability and developability, with concise summary outputs produced for each site. The assessment replaces the Council's previously published Strategic Land Availability Assessments (SLAAs).

### Recommendations

1. That the changes to the Criteria Note in the updated Strategic Housing and Employment Land Availability Assessment set out in the Appendix 1 are noted.
2. That the outputs of the updated Strategic Housing and Employment Land Availability Assessment 2020 set out in Appendices 1 – 6 are noted.

## 1. Background

- 1.1. In the development of the Local Plan, Chelmsford City Council conducted four 'Call For Sites' consultations (2014, 2015, 2017 and 2018) to enable site owners, developers, and members of the public to promote areas of land within the administrative area for development. These sites were then assessed against a range of Suitability, Availability and Achievability criteria to determine whether the site was likely deliverable or not. The outcomes of these assessments informed decisions about the Local Plan site allocations.
- 1.2. These assessments do not determine whether a site should be allocated for development. The role of the assessment is to provide information on the range of sites which are available to meet the local authority's requirements. It is for the development plan to determine which sites are the most suitable to meet a local authority's requirements.
- 1.3. Though the Local Plan is now adopted, the National Planning Policy Framework (NPPF) (2019) still requires policy-making authorities to have an understanding of the land available for development within their area and to maintain a 5-year housing land supply. Planning policies and decisions need to reflect changes in demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability.
- 1.4. Following adoption of the Local Plan, it was considered prudent to review the assessment procedure and criteria to ensure the approach is consistent and compliant with adopted policies.

## 2. SHELAA Methodology

### Site Submission

- 2.1 In Autumn 2018, the Council created an online questionnaire open all year round to facilitate the submission of new sites and proposed amendments to existing sites. The cut-off dates for submissions occur at the end of each calendar year, with assessment and review period ordinarily taking place from January-March.
- 2.2 For each new assessment, all sites that have been submitted through the previous assessments in 2014, 2015, 2017 and 2018 as well as submissions received via the live submission facility will be assessed.



- 2.3 Compared with previous 'Call for Sites' consultations that remained open for a short finite period of time, this new approach alleviates time and pressure on site promoters, and also enables promoters to keep the Council informed of any alterations to their sites.

#### Criteria Note

- 2.4 The Criteria Note in Appendix 1 sets out the Suitability, Availability and Achievability criteria that a site will be assessed against.
- 2.5 Review of the Suitability criteria featured within the former Strategic Land Availability Assessments (SLAAs) found that there was scope to update existing criteria and develop additional criteria that would facilitate site assessment against a greater number of Local Plan policies.
- 2.6 This approach has resulted in the inclusion of new criteria to assess economic development. This means that, in comparison to the previous SLAAs, the SHELAA effectively assesses a wider range of employment and mixed-use proposals, in addition to residential uses, accounting for the differing policy requirements applicable to each use.
- 2.7 The Suitability criteria developed in the 2020 SHELAA reflects the criteria featured within the Pre-Submission Local Plan Sustainability Appraisal. This Sustainability Appraisal found sound by the Inspector at the Local Plan Examination.
- 2.8 In addition, consultation with Development Management and the Economic Development and Implementation Services team took place to gain clarity on the weighting of housing and economic development policies and this has been reflected within the Criteria Note.
- 2.9 In terms of the Availability criteria, only a minor change in layout has been adopted to separate land condition and ownership into two separate criteria for additional clarity within the summary output reports.
- 2.10 The Achievability criteria have not changed.

#### Viability Study

- 2.11 Within the Achievability aspect of the assessment, there is a criterion in place to assess likely economic viability of site development. To inform this aspect of the assessment, an updated viability study has been produced following the same methodology as the Local Plan Viability Study Including CIL Viability Review, January 2018 that was produced for the Council by HDH Planning and Development Ltd to support the Local Plan.

- 2.12 Officers worked with HDH Planning and Development Ltd in creation of this Viability Study to ensure its sole purpose is to inform the SHELAA.
- 2.13 To determine appropriate typologies to use within the Viability Study, a review of existing submitted sites took place, as well as consultation with the Development Management and the Economic Development and Implementation teams. The Viability Study is included within Appendix 2 to this report.

#### Assessment Database & Output Reports

- 2.14 Previously, the assessment and output reports were run on a program provided to the City Council by a third-party company. Though this program successfully facilitated the assessment and generation of output reports in the past, only the third-party had access to make any amendments to the assessment. As a result, undertaking the assessment was commonly a time-consuming process.
- 2.15 The SHELAA database has been created in-house. This improves efficiency in undertaking the assessment and generating output reports as officers are to adapt and amend criteria when deemed necessary to align with outcomes of policy reviews, without the need to contact a third-party.
- 2.16 The output reports that are generated from the SHELAA have also been designed in-house and now provide greater transparency in how the site has scored against each individual criterion and detail informative summaries of site constraints where applicable. These output reports can be viewed within Appendix 3.

#### Report Publication

- 2.17 Following completion of the assessment, the Strategic Housing and Employment Land Availability Assessment Report has been compiled (see Appendix 6). The report explains the methodology and provides statistical summaries from the assessment. To ensure transparency, the report features the following components within its appendices, which are also attached as appendices to this Committee Report for completeness:
- Criteria Note (Appendix 1) – setting out how each site will be assessed
  - Viability Study (Appendix 2) – the determination of SHELAA typologies and test of economic viability of development for each typology
  - Site Assessment (Appendix 3) – featuring the output report for each site
  - List of Omitted Sites (Appendix 5) – details those submitted sites that have not been included specifying a reason for each
  - Parish Maps (Appendix 4) – provide a visual representation of where each site lies, with indicators to show the proposed site additions, amendments and removals.

On approval of the methodology, these maps will be finalised with the amendments removed.

#### Review Procedure

- 2.18 As mentioned above, the SHELAA has been developed to facilitate any necessary updates to criteria. The purpose of this is to ensure the assessment remains flexible to policy changes and modifications in Local Plan policies in the future.

### 3. Conclusion

- 3.1 Though the Local Plan has been adopted, this assessment serves to provide Chelmsford planners with an understanding of land that is suitable, available and achievable for development within the administrative area – in line with NPPF requirements.
- 3.2 The updated methodology offers a more granular scoring approach to assessing sites. It has been designed to adhere to NPPF requirements and is consistent with Local Plan policies, ensuring the SHELAA forms a reliable evidence base to aid the identification of a future supply of land for housing and economic development.
- 3.3 The assessment output identifies site strengths and constraints and enable officers to make informed decisions on future planning applications and allocation of sites.

#### List of appendices:

1. Criteria Note
2. Viability Study
3. Site Assessments
4. Parish Maps
5. List of Omitted Sites
6. Strategic Housing and Employment Land Availability Assessment (SHELAA) Report 2020

#### Background documents:

Local Plan Viability Study and CIL Viability Study, January 2018

Pre-Submission Local Plan Sustainability Appraisal Report, January 2018

Chelmsford City Council Local Plan

## Corporate Implications

Legal/Constitutional: None

Financial: None

Potential impact on climate change and the environment: New housing delivery can have a negative impact on climate and environmental change issues. Planning Policies, Building Regulations and Environmental Legislation ensure that new housing meets increasingly higher sustainability and environmental standards which will help mitigate this impact.

Contribution toward achieving a net zero carbon position by 2030: The new Local Plan and emerging Making Places SPD will provide guidance to assist in reducing carbon emissions through development.

Personnel: None

Risk Management: None

Equality and Diversity: An Equalities and Diversity Impact Assessment has already been undertaken for the Council's Local Plan.

Health and Safety: None

Digital:

Hosts of the online site submission form are third party company 'Objective'. Cooperation between Spatial Planning Services and Objective to ensure user-friendly, GDPR service is provided.

Other: None

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### Consultees:

Spatial Planning Team, Development Management Team, Economic Development and Implementation Services Team.

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### Relevant Policies and Strategies:

All policies within Chelmsford City Council Local Plan

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## **APPENDIX 1**

### **Criteria Note**

Item	Subject
1.	<p><b>OVERVIEW</b></p> <p>The Strategic Housing and Employment Availability Assessment (SHELAA) is a desk-based assessment that, in line with NPPF and PPG guidance, scores submitted sites against Suitability, Availability and Achievability criteria. The outcome of these scores will determine whether a site is likely deliverable, developable or neither.</p>
2.	<p><b>CONSTRAINTS</b></p> <p>Two categories of constraints are taken into consideration within the SHELAA: Absolute Constraints and Capped Constraints.</p> <p><b>ABSOLUTE CONSTRAINT</b></p> <p>If any portion of the submitted site lies within land considered to be a hazard to human health, this part of the site will be discounted from the SHELAA assessment.</p> <p>The remaining portion of the site will then be assessed against the suitability, availability and achievability criteria listed further on within this document.</p> <p>We consider a hazard constraint to include: gas pipelines, electricity towers, electricity substations, gas installation buffers, gas pipeline feeders, high pressure gas pipelines, gas pipeline buffers and oil pipelines.</p> <p><b>CAPPED CONSTRAINTS</b></p> <p>If any part of the site meets the criteria detailed below, the assessment will cap the site's weighted Suitability Score and resultantly cap the overall Category for the site. Please note that some designations will include a suitable land buffer:</p> <ul style="list-style-type: none"> <li>• Where a site proposed for any use other than employment or retail lies outside of any Defined Settlement Boundary (Policy S7)</li> <li>• Where a site proposed for any use other than employment lies within an existing/proposed employment area (Policy DM4)</li> <li>• Where a site proposed for any use other than ground floor retail lies within the Primary frontage, Secondary frontage, a Principal Neighbourhood Centre or other Neighbourhood Centre (Policy DM5)</li> <li>• Site is in excess of 400m walking distance from any existing/proposed public transport service (Policy DM20)</li> <li>• Site lies within the Green Belt or a Green Wedge (Policies S11, DM6, DM7)</li> <li>• Site has identified constraints that would prevent the implementation of a vehicle access route to the site via road (Policies S9, DM20)</li> <li>• Site lies within a Waste/Minerals site or Waste/Minerals site with extant Planning Permission (Policy DM30)</li> <li>• Site proposed for residential or mixed use development which is constrained by lawful neighbouring uses with no potential for mitigation (Policy DM29)</li> <li>• Site would result in the loss (without replacement) of community facilities such as school/healthcare facility/place of worship/sports, leisure or recreation facility (Policies DM21, DM22)</li> <li>• Development on site is likely to be unviable (Policy S10)</li> </ul> <p>Details will be provided within the site output sheet to indicate why the score has been capped. More information on scoring can be found under item 6.</p>

	<p>In exceptional circumstances, there may be additional constraints not listed above that will be taken into account within a site assessment. These exceptions will always be fully explained within the site output sheet.</p>
3.	<p><b>‘SUITABILITY’ CRITERIA</b></p> <p>The following criteria are predominantly assessed using evidence from Chelmsford City Council’s GIS mapping and using information provided by the site submitter.</p> <p>Each site is assigned a weighted suitability score based upon its performance within the criteria detailed below. 1 is regarded as the best possible suitability score, whilst 3 is regarded as the worst. More information on scoring can be found under item 6.</p> <p>Note: Underlined criteria are Policy Restrictions and therefore considered particularly important. For criteria with a <u>single underline</u>, if a site achieves a score of (0) under any underlined criteria, the site’s overall weighted suitability score will be capped at 2. For criteria with a <u>double underline</u>, if a site achieves a score of (0) under any underlined criteria, the site’s overall weighted suitability score will be capped at 1.</p> <p><b>3a. Physical Criteria</b></p> <p><b><u>Locality of Development</u></b></p> <p>(5) Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area  (4) Site is within a Defined Settlement Boundary  (3) Site is adjacent to the Chelmsford Urban Area or South Woodham Ferrers Urban Area  (2) Site is adjacent to a Defined Settlement Boundary  (0) Site is outside of any Defined Settlement Boundary</p> <p><b><u>Proximity to Employment Development</u></b></p> <p><i>Where site is NOT proposed for employment development:</i></p> <p>(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</p> <p><b><u>Proximity to Retail Development</u></b></p> <p><i>Where site is NOT proposed for retail development:</i></p> <p>(5) Site is outside of any primary/secondary frontage, Principal Neighbourhood Centre or other Neighbourhood Centre  (3) Site is adjacent to a primary/secondary frontage, Principal Neighbourhood Centre or other Neighbourhood Centre  (0) Site is wholly/partially located within a primary/secondary frontage, Principal Neighbourhood Centre or other Neighbourhood Centre</p> <p><b><u>Proximity to the Workplace</u></b></p> <p><i>Where site is proposed for residential development:</i></p> <p>(5) Site is within 2km walking distance of an employment allocation  (0) Site is in excess of 2km walking distance of an employment allocation</p> <p><b><u>Proximity to the Workforce</u></b></p> <p><i>Where site is proposed for employment or retail development:</i></p> <p>(5) Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary</p>

	<p>(0) Site is in excess of 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary</p> <p><b><u>Public Transport</u></b></p> <p><i>For the purpose of this assessment, public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities.</i></p> <p>(5) Site is within 400m walking distance of all services</p> <p>(3) Site is within 400m walking distance of one or more services</p> <p>(0) Site is in excess of 400m walking distance from all services</p> <p><b><u>Vehicle Access</u></b></p> <p><i>Visible constraints include (but are not limited to) all constraints listed in section 2 as well as established buildings and areas of designated open space</i></p> <p>(5) A route exists enabling vehicle access into/adjacent to the site</p> <p>(3) There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site</p> <p>(0) There are visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site</p> <p><b><u>Strategic Road Access</u></b></p> <p><i>Where site is proposed for employment or retail development or Gypsy &amp; Traveller use:</i></p> <p>(5) Site has direct access to or is adjacent to the strategic road network</p> <p>(4) Site has direct access to or is adjacent to a primary road network</p> <p>(2) Site has direct access to or is adjacent to a safeguarded trunk road or B road</p> <p>(0) Site has no direct access to nor adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B road</p> <p><b><u>Impact on Designated Heritage Assets</u></b></p> <p><i>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</i></p> <p>(5) Site does not contain any designated heritage assets</p> <p>(3) Site is adjacent to one or more designated heritage assets</p> <p>(0) Site contains one or more designated heritage asset</p> <p><b><u>Impact on Non-Designated Heritage Assets</u></b></p> <p><i>Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest</i></p> <p>(5) Site does not contain any non-designated heritage assets</p> <p>(3) Site is adjacent to one or more non-designated heritage assets</p> <p>(0) Site contains one or more non-designated heritage asset</p> <p><b><u>Impact on Archaeological Assets</u></b></p> <p>(5) Site is not thought to contain any assets of archaeological interest</p> <p>(3) Site is thought to be adjacent to one or more assets of archaeological interest</p> <p>(0) Site is thought to contain one or more assets of archaeological interest</p> <p><b><u>Mineral and Waste Constraints</u></b></p> <p>(5) Site does not fall within an identified Minerals or Waste Safeguarding Area</p> <p>(0) Site is wholly or partially within an identified Minerals or Waste Safeguarding Area</p>
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	<p><b>3b. Environmental Criteria</b></p> <p><b>Impact on Areas of Defined Open Space</b>  <i>For the purpose of this assessment, 'Other' Green Space includes (but is not limited to) planned strategic landscape enhancements, future recreation areas and areas of Sustainable Drainage (SUDs)</i></p> <p>(5) Site is not within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space</p> <p>(3) Site is partially within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space</p> <p>(0) Site is wholly within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space</p> <p><b>Impact on the Green Belt &amp; Green Wedge</b></p> <p>(5) Site does not lie within the Metropolitan Green Belt or Green Wedge</p> <p>(3) Site partially lie within the Metropolitan Green Belt or Green Wedge</p> <p>(0) Site wholly lies within the Metropolitan Green Belt or Green Wedge</p> <p><b>Land Classification</b>  <i>Agricultural land classification categories are as per Natural England's ALC map East Region (ALC008)</i></p> <p>(5) Site is predominantly Previously Developed Land</p> <p>(3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use</p> <p>(1) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3</p> <p><b>Impact on Locally Protected Natural Features</b></p> <p>(5) Site does not comprise of any areas of: Ancient Woodland, TPOs, SSSIs, LoWs, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt</p> <p>(3) Site partially comprises of areas of: Ancient Woodland, TPOs, SSSIs, LoWs, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt</p> <p>(0) Site is wholly comprised of areas of: Ancient Woodland, TPOs, SSSIs, LoWs, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt</p> <p><b>Impact on Flood Risk</b></p> <p>(5) Site is within Flood Zone 1</p> <p>(4) Site is wholly or partially within Flood Zone 2</p> <p>(2) Up to 25% of site area is within Flood Zone 3</p> <p>(1) 25%-50% of site area is within Flood Zone 3</p> <p>(0) Over 50% of site area is within Flood Zone 3</p> <p><b>Impact on Air Quality Management Areas (AQMA)</b></p> <p>(5) Site is in excess of 500m from a designated AQMA</p> <p>(3) Site is within 500m from a designated AQMA</p> <p>(0) Site is within a designated AQMA</p> <p><b>Ground Condition Constraints</b></p>
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	<p>(5) Treatment is not expected to be required  (3) Treatment expected to be required on part of the site  (0) Treatment expected to be required on the majority of the site</p> <p><b>3c. Social Criteria</b></p> <p><b><u>Neighbouring Constraints</u></b>  <i>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; or if a major road or dual carriageway runs adjacent to the site.</i>  <i>Where site is proposed for any residential development excluding Gypsy &amp; Traveller use:</i>  (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</p> <p><b><u>Impact on Community Facilities</u></b>  (5) Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility  (0) Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility</p> <p><b>Overall Score for 'Suitability'</b>  Note that, the proposed use of a site determines which Suitability criteria the site is tested against. This is to ensure that the assessment only takes into consideration factors that have the potential to impact the deliverability or developability of a site based on its use.</p> <p>As a result, the maximum unweighted Suitability scores will vary depending on the proposed use. To account for this variation, the weighted Suitability scores are determined by their percentage of the maximum unweighted Suitability score for each proposed use.</p> <p>Sites will receive an overall weighted suitability score of 1 (site is suitable and could go to make up part of the five-year supply), 2 (site is potentially suitable but faces some constraints and should not be included in the five-year supply) or 3 (site faces significant suitability constraints)</p> <p>Residential, Gypsy &amp; Traveller and Specialist Accommodation</p> <ul style="list-style-type: none"> <li>• Maximum possible unweighted 'suitability' score of 95 (i.e. 19 criteria applied, each with a maximum potential score of 5)</li> <li>• Sites with a total 'suitability' score of 76 or over (80% or over) are given an overall weighted suitability score of 1</li> <li>• Sites with a total 'suitability' score of 38-75 (40%-79%) are given an overall suitability score of 2</li> <li>• Sites with a total 'suitability' score of 37 or under are given an overall suitability score of 3.</li> </ul> <p>Employment and Retail</p> <ul style="list-style-type: none"> <li>• Maximum possible unweighted 'suitability' score of 90 (i.e. 18 criteria applied, each with a maximum potential score of 5)</li> <li>• Sites with a total 'suitability' score of 72 or over (80% or over) are given an overall weighted suitability score of 1</li> </ul>
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	<ul style="list-style-type: none"> <li>Sites with a total 'suitability' score of 36-71 (40%-79%) are given an overall suitability score of 2</li> <li>Sites with a total 'suitability' score of 35 or under are given an overall suitability score of 3.</li> </ul> <p>Mixed Use and Other</p> <ul style="list-style-type: none"> <li>Maximum possible unweighted 'suitability' score of 105 (i.e. 21 criteria applied, each with a maximum potential score of 5)</li> <li>Sites with a total 'suitability' score of 84 or over (80% or over) are given an overall weighted suitability score of 1</li> <li>Sites with a total 'suitability' score of 42-83 (40%-79%) are given an overall suitability score of 2</li> <li>Sites with a total 'suitability' score of 41 or under are given an overall suitability score of 3.</li> </ul> <p>In exceptional circumstances, suitability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database.</p>
4.	<p><b>'AVAILABILITY' CRITERIA</b></p> <p>Criteria are assessed using information provided within the SHELAA questionnaire in relation to ownership, legal constraints and relocation of existing uses. This assessment identifies issues which have an impact on when and if a site may become available for development.</p> <p>Each site is assigned a weighted availability score based upon its performance within the criteria detailed below. 1 is the best availability score, whilst 3 is the worst availability score. More information on scoring can be found under item 6.</p> <p><b>Ownership</b></p> <p>(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</p> <p><b>Land Condition</b></p> <p>(5) Vacant land and buildings  (4) Established single use  (3) Low intensity land use  (2) Established multiple uses</p> <p><b>Legal Constraints</b></p> <p>(5) Site does not face any known legal issues  (3) Site may possibly face legal issues  (0) Site faces known legal issues</p> <p><b>Overall Score for 'Availability'</b></p> <p>Sites will receive an overall weighted availability score of 1 (site is available and could go to make up part of the five-year supply), 2 (site is potentially available but faces some constraints and should not be included in the five-year supply) or 3 (site faces significant availability constraints)</p>

	<ul style="list-style-type: none"> <li>• Maximum possible unweighted 'availability' score of 15 (i.e. 3 criteria applied, each with a maximum potential score of 5)</li> <li>• Sites with a total 'availability' score of 12 or over (80% or over) are given an overall weighted availability score of 1</li> <li>• Sites with a total 'availability' score of 6-11 (40%-79%) are given an overall availability score of 2</li> <li>• Sites with a total 'availability' score of 10 or under are given an overall availability score of 3.</li> </ul> <p>In exceptional circumstances, availability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database.</p>
5.	<p><b>'ACHIEVABILITY' CRITERIA</b></p> <p>Criteria are predominantly assessed using information provided within the SHELAA questionnaire in relation to viability and timescales for deliverability. Viability is also determined using the results detailed within the SHELAA Viability Study (see Appendix 2).</p> <p>Each site is assigned a weighted achievability score based upon its performance within the criteria detailed below. 1 is the best achievability score, whilst 3 is the worst achievability score. More information on scoring can be found under item 6.</p> <p>Note: Underlined criteria are Policy Restrictions and therefore considered particularly important. If a site achieves a score of (0) under any underline criteria, the site's overall weighted achievability score will be capped at 2.</p> <p><b>Timescale for Deliverability</b></p> <p>(5) Up to 5 years (3) 5 to 10 years (2) 10 to 15 years (0) Over 15 years</p> <p><b><u>Viability</u></b></p> <p>(5) Development is likely viable (3) Development is marginal (0) Development is likely unviable</p> <p><b>Overall Score for 'Achievability'</b></p> <ul style="list-style-type: none"> <li>• Maximum possible unweighted 'achievability' score of 10 (i.e. 2 criteria applied, each with a maximum potential score of 5)</li> <li>• Sites with a total 'achievability' score of 8 or over (80% or over) are given an overall weighted achievability score of 1</li> <li>• Sites with a total 'achievability' score of 4-7 (40%-79%) are given an overall achievability score of 2</li> <li>• Sites with a total 'achievability' score of 6 or under are given an overall achievability score of 3.</li> </ul> <p>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 in the sites database.</p>
6.	<b>OVERALL SCORE AND SITE CATEGORISATION</b>

Each site thus achieves three separate scores, as follows:

- An overall 'suitability' score of 1, 2 or 3;
- An overall 'availability' score of 1, 2 or 3;
- An overall 'achievability' score of 1, 2 or 3.

The sites are assigned to an overall Category band on the basis of these scores. Our approach to site categorisation is set out in Table 6.1 below:

**Table 6.1 – Summary of Site Categorisation Methodology**

	Permutation of Scores	Sustainability Criteria	Availability Criteria	Achievability Criteria
Category 1 – Deliverable Sites	A	<b>1</b>	<b>1</b>	<b>1</b>
Category 2 – Developable Sites	A	<b>2</b>	1 – 2	1 – 2
	B	1 – 2	<b>2</b>	1 – 2
	C	1 – 2	1 – 2	<b>2</b>
Category 3 – Not Currently Developable Sites	A	<b>3</b>	1 – 3	1 – 3
	B	1 – 3	<b>3</b>	1 – 3
	C	1 – 3	1 – 3	<b>3</b>

Note: Scores which are highlighted in bold in each row are definitive in determining the Category band of a site (as long as the site also scores within the defined range for each of the other two criteria)

There are three possible permutations of scores for Category 2 and Category 3 sites. The three different permutations have been labelled A, B and C.

Hence, Table 6.1 shows that:

- Category 1 sites must achieve overall scores of 1 against the suitability, availability and achievability criteria;
- Category 2 sites achieve moderate (but not low) scores against one, two or all three criteria. Thus, if a site achieves an overall score of 2 against the suitability criteria, **and/or** 2 against the availability criteria, **and/or** 2 against the achievability criteria – and scores higher than 3 for all other criteria – it is designated as Category 2; and
- Category 3 sites achieve low scores against one, two or all three criteria. Thus, if a site achieves an overall score of 3 against the suitability criteria, **and/or** 3 against the availability criteria, **and/or** 3 against the achievability criteria, it is designated as Category 3.

In summary, if a site is to form part of the Council's five-year housing land supply (i.e. a Category 1 site), it must be 'deliverable'. According to NPPF definitions, that means that the site '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'. Category 1 sites must, therefore, attain high overall scores against each of the 'suitability', 'availability' and 'achievability' criteria.

Sites designated as 'Category 2' are those likely to be 'developable' over the next 10-15 years, but which are not developable within the first five years. NPPF definitions state that to be considered developable, 'sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged'. Category 2 sites must, therefore, attain a moderate overall score against the 'suitability' and/or 'availability' and/or 'achievability' criteria, and a high overall score against any of these categories that have not attained a moderate score.

Category 3 sites are those which can be regarded as 'not currently developable'. These sites are not likely to be appropriate for residential development in their current form or are

	unlikely to come forward for development within the next 10-15 year period, unless evidence is brought forward to demonstrate that the significant constraints can be overcome / mitigated. Category 3 sites, therefore, attain low scores against any or all of the 'suitability', 'availability' and 'achievability' criteria.
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## **APPENDIX 2**

### **Viability Study**

## **1. Introduction**

- 1.1 In line with national guidance, Chelmsford City Council have developed a Strategic Housing and Employment Land Availability Assessment (SHELAA).
- 1.2 Previously referred to by the Council as the Strategic Land Availability Assessment (SLAA), the SHELAA is a desktop assessment that gauges the suitability, availability and achievability status of sites put forward by members of the public.
- 1.3 Sites that perform well against these three categories can be considered more thoroughly by the Council to be included within Chelmsford's five-year trajectory.

## **2. Background**

- 2.1 HDH produced the Local Plan Viability Study Including CIL Viability Review January 2018 for Chelmsford to assess the deliverability of sites coming forward for development in the Local Plan period. The document provides an explanation of the methodology applied to test 25 residential typologies (considered typical at the time of its writing), and a handful of non-residential typologies including supermarkets, distribution centres and hotels.
- 2.2 The Local Plan Viability Study Including CIL Review January 2018 was considered by the Inspector at the Local Plan Examination held in November and December 2018. Following this, the Inspector raised no issues with the Study and as such, the Council confidently consider this document to be sound and the modelling methodology applied to be robust.
- 2.3 Chelmsford City Council have produced this Viability Study to sit alongside the Local Plan Viability Study Including CIL Viability Review January 2018 to inform the Achievability aspect of the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA).
- 2.4 When assessing the achievability aspect of a site, Planning Practice Guidance advises that:  
*"A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site".*
- 2.5 As such, the results determined within this viability study inform the economic viability aspect of the assessment. Note, where there are any 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 follows the same methodology as the HDH study, which in turn applies the Harman Guidance<sup>1</sup>, with the typical valuation formula detailed below.

**Figure 1: Viability Methodology**

$$\begin{array}{c} \textbf{Gross Development Value} \\ \text{(The combined value of the complete development)} \\ \\ \text{LESS} \\ \\ \textbf{Cost of creating the asset, including a profit margin} \\ \text{(Construction + fees + finance charges)} \\ \\ = \\ \\ \textbf{RESIDUAL VALUE} \end{array}$$

Source: HDH 2017

3.2 With permission from HDH, this study has used the same viability modelling software as that used in the Local Plan Viability Study including CIL Review January 2018. The key difference being that for the purpose of the SHELAA only, the Council have updated a selection of variables to reflect the current market environment and account for the general typologies identified within the SHELAA.

3.3 To provide full transparency with this study, variables that have been updated for the purpose of this study are addressed through the remainder of this report.

### 4. Residential Market

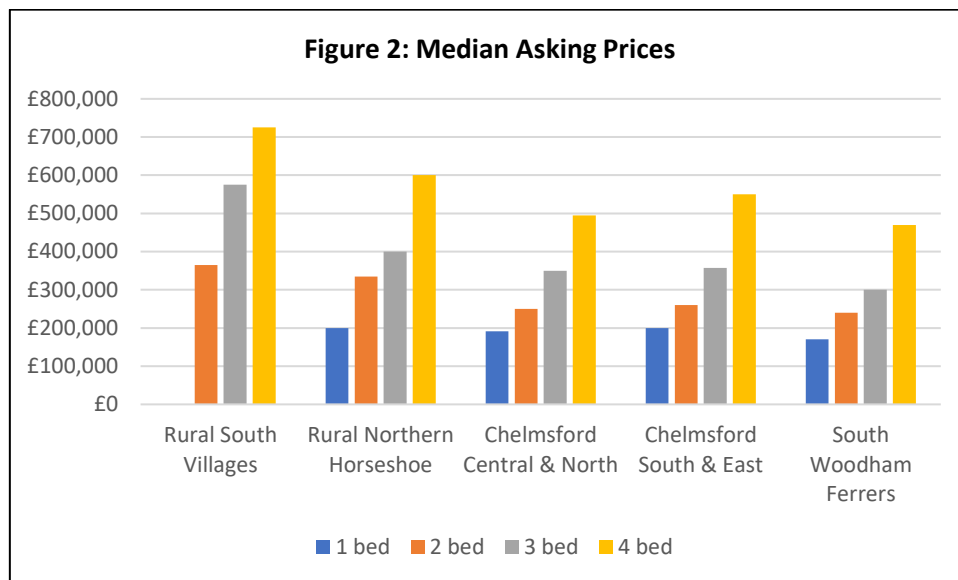
4.1 The evidence shown in Table 1 below details the change in residential market values since the time period in which the Local Plan Viability Study was written. Given the consistent increase across all unit types the Council consider it justified to update the residential viability assumptions for the purpose of the SHELAA.

<b>Table 1: Chelmsford Market Asking Price Comparison</b>							
	<b>1BF</b>	<b>2BF</b>	<b>2BH</b>	<b>3BF</b>	<b>3BH</b>	<b>4BH</b>	<b>5BH+</b>
<b>Median - Jun 2017</b>	£180,000	£230,000	£300,000	£280,000	£350,000	£517,498	£799,995
<b>Median - Dec 2019</b>	£190,000	£235,000	£337,500	£330,998	£375,000	£550,000	£875,000
<b>Difference</b>	+5.56%	+2.17%	+12.50%	+18.21%	+7.14%	+6.28%	+9.38%

Source: CCC Historic Market Surveys

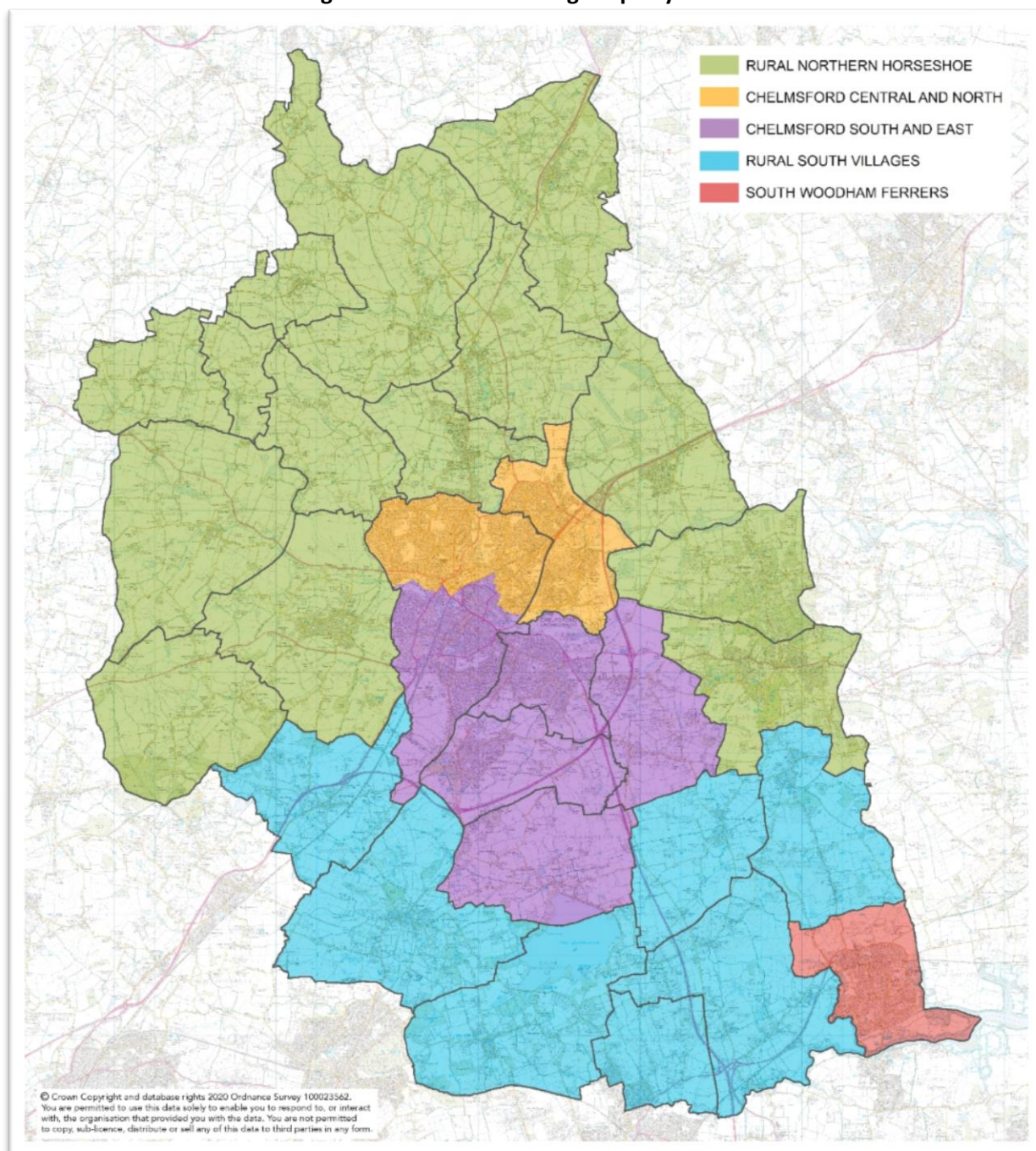
1. Viability Testing Local Plans – Advice for planning practitioners, LGA/HBF – Sir John Harman, June 2012 (known as the Harman Guidance)

4.2 Consistent with the Local Plan Viability Study, this study considers variations within the local market, identifying a number of 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 details median asking prices in five broad locations, visually represented in Figure 3. A full breakdown of this data collection can be seen in Appendix 1.



Source: Rightmove, December 2019

**Figure 3: Areas of Differing Property Values**



4.3 To determine the value (£/m<sup>2</sup>) to use for each residential typology within the viability testing, the Council undertook an exercise collecting new build sale prices over an 18month period and used this data along with individual EPC's to calculate a value (£/m<sup>2</sup>) for each unit – see Appendix 2. A summary of the findings can be seen in Table 2 below.

Table 2: Land Registry Prices Paid with EPC 01/04/2018 to 01/10/2019 (Newbuild Properties Only)					
	Detached	Semi-detached	Terraced	Flats	All
Count	226	75	37	250	588
Chelmsford - Price Paid					
Minimum	£310,000	£334,995	£280,000	£100,625	£100,625
Average	£595,958	£455,049	£490,687	£271,689	£433,491
Maximum	£1,380,000	£595,000	£1,185,000	£500,000	£1,380,000
Chelmsford - Value £/m <sup>2</sup>					
Minimum	£2,236	£3,398	£2,859	£1,458	£1,458
Average	£4,053	£4,115	£3,864	£4,931	£4,418
Maximum	£11,121	£5,266	£5,266	£13,000	£13,000

Source: Land Registry and EPC

4.4 To gain a representation of how these values vary across the city, Table 3 below breaks down the data further, splitting up units by parish areas.

Table 3: Summary of Price Paid Data, with EPC by Settlement 01/04/2018 to 01/10/2019 (Newbuild Only)					
	Detached	Semi-detached	Terraced	Flats	All
Boreham					
Count	14	2	0	0	16
Minimum	£3,976	£4,500	£0	£0	£3,976
Average	£4,456	£4,720	£0	£0	£4,489
Maximum	£5,000	£4,940	£0	£0	£5,000
Broomfield					
Count	67	21	5	11	104
Minimum	£3,049	£3,398	£3,967	£3,400	£3,049
Average	£3,963	£4,081	£4,296	£3,805	£3,986
Maximum	£4,832	£4,402	£4,583	£4,267	£4,832
Chelmsford Unparished Area					
Count	6	10	12	206	234
Minimum	£4,027	£3,490	£3,835	£1,458	£1,458
Average	£5,731	£4,079	£4,436	£5,147	£5,082
Maximum	£11,121	£4,999	£5,133	£13,000	£13,000
Danbury					
Count	4	4	3	1	12
Minimum	£4,391	£4,348	£3,068	£5,000	£3,068
Average	£4,974	£4,770	£4,454	£5,000	£4,778
Maximum	£5,769	£5,266	£5,266	£5,000	£5,769

Great Baddow					
Count	0	0	2	22	24
Minimum	£0	£0	£4,118	£3,429	£3,429
Average	£0	£0	£4,186	£4,022	£4,036
Maximum	£0	£0	£4,254	£4,303	£4,303
Great Leighs					
Count	6	0	0	0	6
Minimum	£4,364	£0	£0	£0	£4,364
Average	£4,475	£0	£0	£0	£4,475
Maximum	£4,648	£0	£0	£0	£4,648
Little Waltham					
Count	14	0	6	0	20
Minimum	£3,688	£0	£2,950	£0	£2,950
Average	£4,143	£0	£3,104	£0	£3,831
Maximum	£4,474	£0	£3,370	£0	£4,474
Springfield					
Count	108	36	9	10	163
Minimum	£2,236	£3,549	£2,859	£1,542	£1,542
Average	£3,862	£4,000	£3,163	£3,724	£3,845
Maximum	£4,907	£4,931	£3,726	£4,667	£4,931
Writtle					
Count	7	2	0	0	9
Minimum	£4,333	£4,810	£0	£0	£4,333
Average	£4,545	£4,810	£0	£0	£4,604
Maximum	£4,897	£4,810	£0	£0	£4,897

Source: Land Registry and EPC

4.4 Due to the lack of development in South Woodham Ferrers, the data above does not feature any information on newbuild property prices for this area. However, the Local Plan Viability Study identified a gap in value between Chelmsford in general and South Woodham Ferrers.

4.5 To assess if there is still a difference between the values in South Woodham Ferrers compared with all other locations in Chelmsford, we collected price paid data from the Land Registry for both areas as detailed in Appendix 3. Table 4 below provides a summary of our findings.

Table 4: Land Registry Prices Paid 01/04/2018 to 01/10/2019 (Existing Properties Only)					
	Detached	Semi-detached	Terraced	Flats	All
Chelmsford	£581,757	£373,938	£311,574	£212,752	£371,729
South Woodham Ferrers	£437,908	£338,347	£262,409	£172,725	£334,451
Difference	£143,849	£35,591	£49,165	£40,027	£37,278
	25%	10%	16%	19%	10%

Source: Land Registry

4.6 Table 4 confirms that there is still a notable difference in property values comparing South Woodham Ferrers with the rest of Chelmsford. As such, aside from the strategic typologies, all residential typologies will be tested against assumptions relative to if the site is based in South Woodham Ferrers as well as assumptions relative to if the site is based anywhere else in Chelmsford.

4.7 The data presented above has led us to determine the following value assumptions to be used for viability testing the residential typologies.

<b>Table 5: Price Assumptions (£/m<sup>2</sup>)</b>	
Large BF – Chelmsford	£4,420
Large BF - South Woodham Ferrers	£3,980
Small BF – Chelmsford	£4,420
Small BF - South Woodham Ferrers	£3,980
Urban Flats – Chelmsford	£5,000
Large GF – Chelmsford	£4,100
Large GF - South Woodham Ferrers	£3,690
Medium GF - all areas	£4,350
Small GF - all areas	£4,450

### **Affordable Housing**

4.8 For this viability model, it has been assumed that the affordable housing tenures consist of social rented or affordable rented, and shared ownership or similar home ownership product. As per Local Plan policy, it is expected that for schemes of 11 or more residential units, 35% of units will be provided as affordable accommodation, whereby approximately 22% will be of a rented tenure and the balance 13% to be an affordable home ownership tenure. This has been factored into the appraisal baselines.

4.9 For affordable home ownership units, a value of 65% of open market value has been assumed as there is little evidence to suggest this assumption should change from that in the Local Plan Viability Assessment 2017. Table 6 below details these assumptive values.

<b>Table 6: Shared Ownership Price Assumptions (£/m<sup>2</sup>)</b>	
Large BF – Chelmsford	£2,873
Large BF - South Woodham Ferrers	£2,587
Small BF – Chelmsford	£2,873
Small BF - South Woodham Ferrers	£2,587
Urban Flats – Chelmsford	£3,250
Large GF – Chelmsford	£2,665
Large GF - South Woodham Ferrers	£2,399
Medium GF - all areas	£2,828
Small GF - all areas	£2,893

4.10 For affordable rented units, Table 7 has been created using Chelmsford City Council's 2019-2020 Local Housing Allowances monthly rates. This information is then used in conjunction with the same conditions from HDH's study, set out below, to form Table 8 that calculates a value (£/m<sup>2</sup>) for affordable rented units with differing bedroom numbers.

- A service charge of £9/week is assumed for flats and £5.25/week for houses
- On-costs average 10% of the schemes total cost
- Management and maintenance costs around £500/year
- Voids and bad debts are assumed as 2.5%
- Payback period of 30 years

<b>Table 7: Affordable Rent</b>			
	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>
<b>Per Week</b>	£141	£175	£214
<b>Per Month</b>	£564	£698	£854
<b>Per Year</b>	£6,767	£8,381	£10,250

Source: Chelmsford City Council 2020

<b>Table 8: Capitalisation of Affordable Rents</b>			
	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>
<b>Gross Rent</b>	£6,767	£8,381	£10,250
<b>Service Charges</b>	£468	£370	£273
<b>On Cost</b>	£677	£838	£1,025
<b>Management</b>	£500	£500	£500
<b>Voids</b>	£169	£210	£256
<b>Net Rent</b>	£4,953	£6,463	£8,196
<b>Value</b>	£148,594	£193,901	£245,873
<b>m<sup>2</sup></b>	50	70	84
<b>£/m<sup>2</sup></b>	£2,972	£2,770	£2,927

4.11 For the viability assessment an assumptive value of £2,900/m<sup>2</sup> will be used for affordable rented units.

4.12 In a similar manner, data collected on social rented units has been collated to generate an assumptive value (£/m<sup>2</sup>) to be used within the viability assessment. Again, this is in line with the following conditions.

- A service charge of £9/week is assumed for flats and £5.25/week for houses
- On-costs average 10% of the schemes total cost
- Management and maintenance costs around £500/year
- Voids and bad debts are assumed as 2.5%
- Payback period of 30 years

Table 9: Social Rent			
	1 Bedroom	2 Bedrooms	3 Bedrooms
Per Week	£103	£114	£126
Per Month	£410	£456	£503
Per Year	£4,920	£5,472	£6,036

Source: HCA Statistical Return 2018

Table 10: Capitalisation of Social Rents			
	1 Bedroom	2 Bedrooms	3 Bedrooms
Gross Rent	£4,920	£5,472	£6,036
Service Charges	£468	£370	£273
On Cost	£492	£547	£604
Management	£500	£500	£500
Voids	£123	£137	£151
Net Rent	£3,337	£3,918	£4,508
Value	£116,678	£136,993	£157,622
m <sup>2</sup>	50	70	84
£/m <sup>2</sup>	£2,334	£1,957	£1,876

4.13 For the viability assessment an assumptive value of £1,750/m<sup>2</sup> will be used for social rented units.

### Residential Typologies

4.14 The starting point to determine the residential typologies to feature within this study came from the Local Plan Viability Study. From there, we studied all sites submitted through previous Call for Sites and SLAA consultations to determine whether the typologies provided a reasonable representation.

4.15 The exercise identified a lack of representation for residential development on brownfield sites located within rural areas. As such, typologies 14, 16 and 21, detailed in Table 10 below, have been created to bridge this gap.

4.16 Additionally, to ensure the SHELAA remains a high-level assessment, we have opted not to use a handful of the typologies featured within the Local Plan Viability Study January 2019 as they were either not representative of the proposals coming forward in the SHELAA or broadly overlapped other typology characteristics. The final list of residential typologies tested within this study is detailed in Table 11 below.

Table 11: Residential Typologies					
No.	Typology	Units per ha	Min area needed (ha)	Gross to net ratio	Form and scale
1	Strategic Site - 3000 units	35	142.86	60%	Mix of family housing as per SHMA



2	Strategic Site - 1000 units	35	47.62	60%	Mix of family housing as per SHMA
3	Strategic Site - 800 units	35	38.1	60%	Mix of family housing as per SHMA
4	Strategic Site - 450 units	35	21.43	60%	Mix of family housing as per SHMA
5	Large GF - 300 units, urban edge	35	12.24	70%	Houses Only
6	Large GF - 100 units, urban edge	35	4.08	70%	Houses Only
7	Large GF - 40 units, urban edge	35	1.43	80%	Houses Only
8	Medium GF - 20 units, urban edge	35	0.71	80%	Houses Only
9	Medium GF - 12 units, urban edge	30	0.5	80%	Houses Only
10	Large BF - 300 units, urban area	75	5.71	70%	Houses and Flats
11	Large BF - 125 units, urban area	120	1.49	70%	Houses and Flats
12	Large BF - 50 units, urban area	65	1.1	70%	Houses and Flats
13	Medium BF - 25 units, urban area	35	0.89	80%	Houses Only
14	Large BF - 155 units, rural area	39	6.46	60%	Housing Only
15	Urban Flats BF - 75 units, urban area	150	0.5	100%	Flats only
16	Medium BF - 20 units, rural area	56	0.49	70%	Housing Only
17	Small GF - 9 units, settlement edge	30	0.3	100%	Unspecified
18	Small GF - 4 units, settlement edge	30	0.13	100%	Unspecified
19	Green Plot, settlement edge	50	0.02	100%	Unspecified
20	Small BF - 9 units, urban area	40	0.23	100%	Unspecified
21	Small BF - 6 units, rural area	30	0.25	80%	Houses Only
22	Brown Plot, urban area	30	0.03	100%	Unspecified

## Gypsy & Traveller Pitches and Travelling Showperson's Plots

- 4.17 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 aspect of Gypsy & Traveller or Travelling Showperson site proposals as part of the typology that the submission most closely relates to in order to attain the closest and most realistic representation possible of the viability of the proposed scheme.

## Older People's Housing

- 4.18 Having studied recently permitted and recently build developments under these typologies, it seems appropriate to keep the characteristics of the typologies as set out in HDH's document. The only significant finding that contradicted the typology detailed in the Local Plan Viability Study was for Extracare units, whereby for form and scale, the ratio of 1bed to 2bed units required amending. For the purposes of the SHELAA viability assessment, Table 12 below details the updated typologies for older people's housing.

<b>Table 12: Older Person's Housing Typologies</b>					
<b>No.</b>	<b>Typology</b>	<b>Units per ha</b>	<b>Min area needed (ha)</b>	<b>Gross to net ratio</b>	<b>Form and Scale</b>
23	Sheltered housing	90	0.5	72%	40% 1 bed, 60% 2 bed
24	Extracare	80	0.5	88%	40% 1 bed, 60% 2 bed

- 4.19 Again, following from the methodology applies in the Local Plan Viability Study 2017, we are applying the following net developable area assumptions for all typologies referenced above.

<b>Table 13: SHELAA Typology Densities</b>	
<b>Gross Site Area (ha)</b>	<b>Percentage net (%)</b>
Less than 0.4 ha	100%
0.4 ha to 2 ha	80%
Over 2 ha	70%

Source: HDH 2017

- 4.20 The Council appreciate that a typology approach to viability testing is not necessarily 100% accurate. However, for the purposes of the SHELAA, this approach enables the Council to undertake high level assessments of each site submitted to gain a broad understanding of the characteristics of a site. Officers acknowledge that there will be discrepancies with this type of testing and this study does not prohibit variations at development stage.

## 5 Non-Residential Market

5.1 The SHELAA is in place to look at sites proposed for employment uses as well as housing, so it is just as important to ensure employment typologies are represented within the viability study. As a basis for determining the employment typologies needed for this study, the Council have again looked at those featured within the Local Plan Viability Study and compared these against SHELAA submissions to identify if any amendments are required.

5.2 Resultantly, two additional typologies are required to ensure that the list is representative of proposals we have received or may receive for the SHELAA. Details of these are provided below.

### Research & Development / Start-Up

5.3 As technology advances, we are seeing more and more companies set up in and around Chelmsford of predominant B1(b) use class (research and development of products or processes). Companies such as Teledyne E2V, BAE Systems and Global Marine Systems Limited, are all thriving with bases in Chelmsford and attracting additional investment into employment. It is therefore important to represent this typology for the purpose of the SHELAA to facilitate identification of future sites for this type of development.

5.4 In developing the typology, a yield of 7.00% has been assumed and research on existing sites within this typology has found rental costs for these units are on average £216/m<sup>2</sup> annually. This generates an overall value of £3,086/m<sup>2</sup>.

### Rural Employment

5.5 Chelmsford City Council has previously identified list of established rural employment sites within the Rural Employment Areas Technical Note January 2018 and Update to this in June 2018. Within the Technical Note is the following table outlining what we do and do not consider as rural employment.

**Figure 4: Rural Employment Areas Selection Criteria**

	Criteria
Include	<ul style="list-style-type: none"><li>Established, consolidated and authorised rural employment areas, which generally consist of more than one building and several individual businesses/tenants with B1, B2 and B8 uses dominating. Other non-employment uses on the site such as D1, D2 and A1 may be acceptable but must be in the minority. In exceptional cases sites immune to enforcement action have been included providing they meet all the requirements above.</li></ul>
Exclude	<ul style="list-style-type: none"><li>Existing Rural Employment Areas predominantly containing a mix of non-employment uses including agricultural/equestrian uses, residential uses, and/or commercial uses where it is not possible to define a consolidated or easily recognisable area of employment uses.</li><li>Sites with a small number of employment uses (typically 3 or less) and/or where the uses are spread out and mixed with non-employment uses such as agriculture and retail.</li><li>Sites comprising a single tenant/business in a single building.</li><li>Sites with no reasonable prospect of it being used for employment purposes for the long-term (in accordance with paragraph of the NPPF).</li></ul>

Source: Rural Employment Areas Technical Note, January 2018

5.6 Again, a yield of 7.00% has been assumed and an average annual rental price of £125/m<sup>2</sup> recorded. This generates the value of this typology to be £1,786.

5.7 The final list of non-residential typologies featured within the SHELAA is detailed within Table 14 below.

<b>Table 14: Employment &amp; Retail Typologies</b>				
<b>No.</b>	<b>Typology</b>	<b>Min area needed (ha)</b>	<b>Gross to net ratio</b>	<b>Form and Scale</b>
25	Large Office – larger business parks	0.4	25%	2 storeys, GIA 2,000m <sup>2</sup>
26	Large Office – city centre	0.13	75%	4 storeys, GIA 4,000m <sup>2</sup>
27	R&D / Start-up	0.5	35%	Predominantly B1(b) use
28	Rural Employment	0.2	30%	Predominantly Uses: Mix of class B, Sui Generis
29	Industrial – urban area	0.33	45%	Unspecified
30	Distribution Units – business parks	1	40%	Unspecified
31	Supermarket	1.33	30%	GIA 4,000m <sup>2</sup>
32	Smaller Supermarket	0.4	30%	GIA 1,200m <sup>2</sup>
33	Retail Warehouse	0.8	50%	GIA 4,000m <sup>2</sup>
34	Town Centre Retail	0.19	80%	No provision for parking / loading space
35	Secondary Retail	0.19	80%	Unspecified
36	Hotel	0.4	40%	Approximately 60 bedrooms

### Appraisal Assumptions

5.8 Having studied the commercial units listed on Rightmove in January 2020 (see Appendix 4), Table 15 below details the viability assumptions used in this study. Note that at the time of writing, there was no data on the value of supermarkets, retail warehouses, or hotels in Chelmsford, so these assumptions have been taken from the Local Plan Viability Study.

<b>Table 15: Non-Residential Values</b>				
	<b>£/m<sup>2</sup>/year</b>	<b>Yield</b>	<b>Value</b>	<b>Assumption</b>
Office	£250	7.00%	£3,571	£3,470
Prime Office	£280	6.50%	£4,308	£4,300
R&D / Start-Up	£216	7.00%	£3,086	£3,090
Rural Employment	£125	7.00%	£1,786	£1,790
Industrial	£80	7.00%	£1,179	£1,200
Distribution	£80	6.50%	£1,269	£1,300
Supermarket	£200	5.00%	£4,000	£4,000
Smaller Supermarket	£200	5.50%	£3,636	£3,650
Retail Warehouses	£180	5.50%	£3,273	£3,275
Town Centre Retail	£300	7.50%	£4,000	£4,000
Secondary Retail	£200	8.00%	£2,500	£2,500
Hotel		6.50%	£2,367	£2,375

## 6 Development Costs

6.1 In addition to the assumptions detailed above, it is important to understand the costs involved to have a reasonable idea as to whether development of a typology is likely to be economically viable 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 this high-level study, the costs used are evidenced to be representative of the typologies.

### Policy Related Costs

6.2 Though no figure has been directly applied, costs calculated throughout the chapter have taken into consideration the following factors that are required to comply with Council policy:

- Residential units are built to sizes set out within the Nationally Described Spaces Standards
- Provision of electric car charging points on site in accordance with Local Plan policy
- Adherence to water measures

### Construction Costs

6.3 The assumptive construction cost values have been derived from the Building Costs Information Service (BCIS). Cost assumptions used for non-residential typologies and residential typologies excluding those for older persons are detailed in Table 16 below.

<b>Table 16: BCIS Costs – Residential and Non-Residential Developments</b>				
<b>Last Updated:</b> 18-Jan-2020 00:39				
<b>Description:</b> Rate per m <sup>2</sup> gross internal floor area for the building Cost including prelims.				
Rebased to Chelmsford				
	Mean	Median	Lower quartile	Upper quartile
<b>Non-Residential</b>				
282. Factories				
Generally	1082	878	608	1322
Up to 500m <sup>2</sup> GFA	1400	1184	1024	1752
500 to 2000m <sup>2</sup> GFA	1141	1017	669	1316
Over 2000m <sup>2</sup> GFA	947	757	539	1069
282.12 Advance factories/offices – mixed facilities (class B1)				
Generally	1255	1213	760	1570
Up to 500m <sup>2</sup> GFA	2127	2234		
500 to 2000m <sup>2</sup> GFA	1289	1348	1085	1536
Over 2000m <sup>2</sup> GFA	1032	803	644	1408
284.2 Purpose built warehouses/stores				
Generally	1037	796	635	1231
Up to 500m <sup>2</sup> GFA	2022	1570	1178	2534
500 to 2000m <sup>2</sup> GFA	916	794	664	1080
Over 2000m <sup>2</sup> GFA	804	714	586	951
284.5 Cold stores/refrigerated stores	1334	1160	981	1813

<b>320. Offices (air-conditioned)</b>				
Generally	2133	1976	1601	2413
1-2 storey	1866	1720	1536	1994
3-5 storey	2219	1931	1547	2417
6 storey or above	2325	2215	2091	2418
<b>341.1 Retail warehouses</b>				
Generally	921	844	699	986
Up to 1000m <sup>2</sup>	1046	879	788	1001
1000 to 7000m <sup>2</sup> GFA	920	844	687	1024
7000 to 15000m <sup>2</sup>	762	736	656	821
<b>344. Hypermarkets, supermarkets</b>				
Generally	1613	1450	1133	2147
Up to 1000m <sup>2</sup>	1689	1471		
1000 to 7000m <sup>2</sup> GFA	1602	1418	1051	2148
<b>345. Shops</b>				
Generally	1476	1098	861	1934
1-2 storey	1481	1049	860	1970
852. Hotels	2112	2024	1762	2517
<b>Residential Units</b>				
810. Housing, mixed developments	1320	1280	1151	1447
<b>810.1 Estate housing</b>				
Generally	1316	1271	1125	1438
Single storey	1474	1420	1255	1662
2-storey	1274	1242	1111	1395
3-storey	1334	1296	1088	1494
4-storey or above	2749	2431	2238	3606
810.11 Estate housing detached	1659	1460	1229	1735
<b>810.12 Estate housing semi detached</b>				
Generally	1311	1277	1130	1435
Single storey	1456	1426	1246	1628
2-storey	1277	1250	1124	1400
3-storey	1234	1188	984	1318
<b>810.13 Estate housing terraced</b>				
Generally	1353	1277	1123	1488
Single storey	1523	1468	1268	1782
2-storey	1308	1267	1112	1462
3-storey	1349	1283	1084	1488
<b>816. Flats (apartments)</b>				
Generally	1543	1472	1293	1742
1-2 storey	1473	1411	1257	1636
3-5 storey	1519	1455	1286	1716
6 storey or above	1879	1754	1538	2012

Source: BCIS

6.4 A slightly different approach has been taken to find assumptive costs for older persons typologies. The sheltered typology has been associated a construction cost per m<sup>2</sup> for the entire scheme, similar to the non-residential typologies. This better represents a sheltered scheme as development would generally consist of a block or blocks dedicated solely to this type of accommodation as opposed to a mix of houses and apartments. An assumptive cost of £1,548/m<sup>2</sup> from BCIS has been applied to test this typology as per Table 17 below.

<b>Table 17: BCIS Costs – Older Person's Housing</b>				
<b>Last Updated:</b> 15-Feb-2020 00:46				
<b>Description:</b> Rate per m <sup>2</sup> gross internal floor area for the building Cost including prelims.				
Rebased to Chelmsford				
	Mean	Median	Lower quartile	Upper quartile
843. Supported housing				
Generally	1680	1548	1402	1871
Single storey	1918	1799	1533	2047
2-storey	1679	1526	1386	1837
3-storey	1538	1475	1396	1702
4-storey or above	1748	1588	1380	1813

6.5 For the Extracare typology, having consulted Essex County Council, it was felt that BCIS did not accurately reflect the cost of construction of Extracare units. Instead, Essex County Council provided a cost breakdown for a scheme they have recently developed, from which we have calculated an assumptive construction cost of £1,556/m<sup>2</sup>.

### S106 Contributions and CIL

6.6 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 below:

**Figure 5: Infrastructure funded by S106 & CIL contributions**

#### Housing

- Affordable housing
- Specialist residential accommodation
- Self and custom build homes

#### Physical infrastructure

- Highways, access and transport
- Flood protection and water management
- Utilities

#### Green and Blue infrastructure

- Recreation and leisure facilities
- Environmental mitigation

#### 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, July 2019

6.7 Contributions are secured either through S106 agreements or through the adopted CIL charging schedule. The Infrastructure Delivery Plan (IDP) has been used as a basis to calculate the S106 contributions for each residential typology. However, the IDP does not give consideration towards the Open Space commuted maintenance sum that is required from developers as this was established following the IDP's publication (see Appendix 5).

6.8 As such, to generate S106 cost assumptions for the SHELAA, the IDP estimation has been combined with the appropriate Open Space commuted sum. The table below displays this breakdown and marries the cost assumptions with the appropriate typologies:

<b>Table 18: SHELAA S106 Cost Assumptions</b>				
<b>General Area</b>	<b>A: S106 Contribution (£/unit) – as set out in IDP</b>	<b>B: Open Space Commuted Sum (£/unit)</b>	<b>TOTAL S106 CONTRIBUTION (A+B)</b>	<b>Applicable SHELAA Typologies</b>
North East Chelmsford	£34,532	£1,107	£35,639	1
South Woodham Ferrers	£21,309	£1,107	£22,416	2
West Chelmsford	£14,584	£1,107	£15,691	3
North Broomfield	£31,100	£1,107	£32,207	4
South & East Chelmsford	£21,309	£164	£21,473	5 – 7
North Great Baddow	£23,093	£164	£23,257	8 – 9
Central Chelmsford	£8,756	£164	£8,920	10 – 22

6.9 The Council adopted CIL on 1<sup>st</sup> June 2014. The table below sets out the current indexed rates applicable to CIL liable developments. These rates have been included within the viability appraisals.

<b>Table 19: CIL Charge – 2020 Index</b>		
<b>Type of Development</b>	<b>Adopted CIL Charge</b>	<b>Indexed CIL Charge</b>
<b>Residential</b> (Use Class C3 including sheltered or specialist housing)	£125 per sqm	£175.42 per sqm
<b>Retail – Convenience</b> (Use Class A1 [food])	£150 per sqm	£210.50 per sqm
<b>Retail – All other retail</b> (Use Class A1 [non-food] and Use Classes A2-A5 and sui generis akin to non-food retail)	£87 per sqm	£122.09 per sqm
<b>All other uses</b> (including Use Classes B, C1, C2 and D and any other sui generis uses)	£0 per sqm	£0 per sqm

Source: Chelmsford City Council Community Infrastructure Levy Charging Schedule

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



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

*1 This is the amount as set out in the liability notice*

*2 The commencement date is the commencement notice date as advised by the developer under CIL Regulation 67*

Source: Chelmsford City Council Community Infrastructure Levy Charging Schedule

## Other Development Costs

6.11 As previously stated, this Viability Study has been designed to sit in conjunction with the Local Plan Viability Study. The same methodology and guidance have been followed but, as set out above, a selection of cost assumptions have been revisited and tailored to fit the purpose of the SHELAA.

6.12 All other costs are to remain the same as set out in the Local Plan Viability Study. This includes:

- Other normal development costs (site costs for roads, drainage and services within the site, parking, footpaths, landscaping and other external costs)
- Abnormal development costs
- Fees
- Contingencies
- VAT
- Interest rate
- Developers' return
- Voids
- Site acquisition and disposal costs

6.13 For any recommendation not specifically mentioned in this report, it is advisable to refer to the Local Plan Viability Study for an explanation as to how costs have been determined.

6.14 Similarly, the phasing timetable assumed follows the same approach as the Local Plan Viability Study whereby: a pre-construction period of six-months has been assumed; each dwelling is assumed to have been built over a nine-month period; and as a maximum, 50 units per year are developed per outlet

## 7 Viability Appraisals

7.1 The viability appraisals alone do not determine whether it is feasible to develop a site. It is acknowledged that a lot of high-level assumptions have been made in order to gain an overall indication of viability likelihood. There are a range of factors unique to each site, such as infrastructure requirements or ground constraints, that may impact deliverability. However, for the purpose of the SHELAA and given the use of typologies, 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 applicable this has been carried out for both Chelmsford and South Woodham Ferrers locations or for both greenfield and previously developed/brownfield land locations.

7.3 In the same manner to the Local Plan Viability Study, a traffic light system has been applied here, to visually indicate which development types are likely viable, marginal, or likely unviable as explained in more detail below:

- **Green** – indicates that the Residual Value per hectare exceeds the Viability Threshold per hectare and therefore that the development type is likely viable for development.
- **Amber** – indicates that the Residual Value per hectare lies between the Viability Threshold per hectare and the Existing Use Value per hectare and therefore viability of such sites is considered marginal.
- **Red** – indicates that the Residual Value per hectare falls below the Existing Use Value per hectare and therefore that the development type is likely unviable for development.

7.4 Table 21 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 6.

Table 21: Residual Values Compared to Viability Threshold Strategic Sites, Chelmsford and Elsewhere				
No.	Typology	Alternative Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
1	Strategic Site - 3000 units	50,000	560,000	354,289
2	Strategic Site - 1000 units	20,000	524,000	493,473
3	Strategic Site - 800 units	20,000	524,000	1,023,624
4	Strategic Site - 450 units	20,000	524,000	799,678
5	Large GF - 300 units, urban edge	20,000	524,000	1,177,413
6	Large GF - 100 units, urban edge	20,000	524,000	1,098,787
7	Large GF - 40 units, urban edge	20,000	524,000	1,225,769
8	Medium GF - 20 units, urban edge	20,000	524,000	1,853,438
9	Medium GF - 12 units, urban edge	20,000	524,000	1,593,113
10	Large BF - 300 units, urban area	1,100,000	1,320,000	2,033,328

11	Large BF - 125 units, urban area	1,100,000	1,320,000	2,389,722
12	Large BF - 50 units, urban area	1,100,000	1,320,000	1,938,437
13	Medium BF - 25 units, urban area	1,100,000	1,320,000	1,294,219
14	Large BF - 155 units, rural area	1,100,000	1,320,000	2,511,815
15	Urban Flats BF - 75 units, urban area	1,100,000	1,320,000	7,515,923
16	Medium BF - 20 units, rural area	1,100,000	1,320,000	1,961,224
17	Small GF - 9 units, settlement edge	50,000	560,000	3,749,188
18	Small GF - 4 units, settlement edge	50,000	560,000	3,542,536
19	Green Plot, settlement edge	50,000	560,000	6,806,669
20	Small BF - 9 units, urban area	1,100,000	1,320,000	3,295,255
21	Small BF - 6 units, rural area	1,100,000	1,320,000	2,196,692
22	Brown Plot, urban area	1,100,000	1,320,000	2,875,627

7.5 Given the differing residential prices in South Woodham Ferrers compared with Chelmsford, as discussed earlier, Table 22 below details the appraisal results under the assumption the site lies within South Woodham Ferrers. Details of the full appraisals run can be seen in Appendix 7.

Table 22: Residual Values Compared to Viability Threshold South Woodham Ferrers				
No.	Typology	Alternative Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
5	Large GF - 300 units, urban edge	20,000	524,000	761,573
6	Large GF - 100 units, urban edge	20,000	524,000	665,452
7	Large GF - 40 units, urban edge	20,000	524,000	737,069
8	Medium GF - 20 units, urban edge	20,000	524,000	1,853,438
9	Medium GF - 12 units, urban edge	20,000	524,000	1,593,113
10	Large BF - 300 units, urban area	1,100,000	1,320,000	1,334,159
11	Large BF - 125 units, urban area	1,100,000	1,320,000	1,494,916
12	Large BF - 50 units, urban area	1,100,000	1,320,000	1,263,126
13	Medium BF - 25 units, urban area	1,100,000	1,320,000	851,866
14	Large BF - 155 units, rural area	1,100,000	1,320,000	1,701,973
16	Medium BF - 20 units, rural area	1,100,000	1,320,000	1,399,768
17	Small GF - 9 units, settlement edge	50,000	560,000	3,749,188
18	Small GF - 4 units, settlement edge	50,000	560,000	3,542,536
19	Green Plot, settlement edge	50,000	560,000	6,806,669
20	Small BF - 9 units, urban area	1,100,000	1,320,000	2,344,128
21	Small BF - 6 units, rural area	1,100,000	1,320,000	1,602,995
22	Brown Plot, urban area	1,100,000	1,320,000	1,767,923

7.6 Older person's housing has been tested for both greenfield and brownfield locations. Table 23 below details the results. Details of the full appraisals run can be seen in Appendix 8.

Table 23: Older People's Housing Appraisal Results						
Typology	Affordable (%)	CIL (£/m <sup>2</sup> )	Residual Land Worth (Site)	Existing Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
<b>23 Sheltered</b>						
Greenfield	35%	150.21	2,329,213	20,000	524,000	4,658,425
Brownfield	35%	150.21	1,779,123	1,100,000	1,320,000	3,558,246

<b>24 Extracare</b>						
Greenfield	35%	150.21	475,969	20,000	524,000	951,938
Brownfield	35%	150.21	-678,526	1,100,000	1,320,000	-1,357,051

7.7 Table 24 below provides a summary of the appraisals for each non-residential typology in both a greenfield location and a brownfield location. Details of the full appraisals run can be seen in Appendix 9.

<b>Table 24: Employment Appraisal Results</b>						
<b>Typology</b>	<b>CIL (£/m<sup>2</sup>)</b>	<b>Residual Land Worth (Site)</b>	<b>Existing Use Value (£/ha)</b>	<b>Viability Threshold (£/ha)</b>	<b>Residual Value (£/ha)</b>	
<b>25 Offices</b>						
Greenfield	0	224,754	20,000	524,000	561,885	
Brownfield	0	-183,289	1,100,000	1,100,000	-229,111	
<b>26 Prime Offices</b>						
Greenfield	0	3,391,546	20,000	524,000	25,436,598	
Brownfield	0	2,542,544	1,100,000	1,100,000	4,767,270	
<b>27 Research &amp; Development / Start-up</b>						
Greenfield	0	3,843,307	20,000	524,000	5,380,630	
Brownfield	0	3,122,862	1,100,000	1,100,000	2,186,004	
<b>28 Rural Employment</b>						
Greenfield	0	512,757	20,000	524,000	1,538,270	
Brownfield	0	305,556	1,100,000	1,100,000	458,334	
<b>29 Industrial</b>						
Greenfield	0	-537,546	20,000	524,000	-1,612,638	
Brownfield	0	-689,369	1,100,000	1,100,000	-2,068,107	
<b>30 Distribution</b>						
Greenfield	0	92,351	20,000	524,000	92,351	
Brownfield	0	-262,695	1,100,000	1,320,000	-262,695	
<b>31 Supermarket</b>						
Greenfield	210.5	4,439,320	20,000	524,000	3,329,490	
Brownfield	210.5	3,756,030	1,100,000	1,320,000	2,817,023	
<b>32 Smaller Supermarket</b>						
Greenfield	210.5	888,981	20,000	524,000	2,222,453	
Brownfield	210.5	683,994	1,100,000	1,320,000	1,709,985	
<b>33 Retail Warehouse</b>						
Greenfield	122.09	5,959,431	20,000	524,000	7,449,288	
Brownfield	122.09	5,560,415	1,100,000	1,320,000	6,950,519	
<b>34 Town Centre Retail</b>						
Greenfield	122.09	207,581	20,000	524,000	11,070,989	
Brownfield	122.09	189,212	1,100,000	1,320,000	6,950,519	
<b>35 Secondary Retail</b>						
Greenfield	122.09	-3,818	20,000	524,000	-203,611	
Brownfield	122.09	-22,187	1,100,000	1,320,000	-1,183,284	
<b>36 Hotel</b>						
Greenfield	0	-2,080,294	20,000	524,000	-4,741,410	
Brownfield	0	-2,478,319	1,100,000	1,320,000	-5,648,590	

7.8 Overall, the appraisal results show that the majority of development within the administrative district of Chelmsford is likely to be viable, which is not surprising as it was to be expected that the study would broadly reflect the findings within the Local Plan Viability Study.

## **8 Reflecting the Appraisal Outcomes within the SHELAA**

8.1 The green, amber and red results detailed above are fed directly into the SHELAA database. Each site submitted for assessment 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 associated with the assessment.

**Appendices:**

Appendix 1: Sale Asking Prices Split by Area, Rightmove, December 2019

Appendix 2: Land Registry Price Paid & EPC on Newbuilds sold in Chelmsford between April 2018 and October 2019

Appendix 3: Land Registry Price Paid & EPC on Existing Dwellings sold in Chelmsford between April 2018 and October 2019

Appendix 4: Employment Units Asking Price, Rightmove, 2020

Appendix 5: Open Space Maintenance Commuted Sum Calculations

Appendix 6: Residential Appraisals – Chelmsford & Elsewhere

Appendix 7: Residential Appraisals – South Woodham Ferrers

Appendix 8: Residential Appraisals – Older Person's Accommodation

Appendix 9: Non-residential Appraisals

## Appendix 1: Sale Asking Prices Split by Area, Rightmove, December 2019

Properties for sale Rural Villages South December 2019										
	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 8				£375,000	£550,000		£379,995	£765,000	£1,750,000	
Rettendon				£205,000	£420,000		£360,000	£600,000	£1,500,000	
East Hanningfield					£270,000		£325,000	£540,000	£1,295,000	
Woodham Ferrers							£295,000	£480,000		
								£450,000		
								£450,000		
CM4 9 & CM4 0				£550,000	£700,000		£1,650,000	£1,400,000	£2,250,000	
Stock					£675,000		£800,000	£1,349,500	£2,000,000	
Margaretting					£500,000		£795,000	£1,075,000	£1,725,000	
					£375,000		£780,000	£935,000	£1,650,000	
					£310,000		£780,000	£875,000	£1,650,000	
							£775,000	£780,000	£1,449,000	
							£700,000	£780,000	£1,449,000	
							£600,000	£675,000	£1,350,000	
							£585,000	£629,000	£862,500	
							£585,000			
							£575,000			
							£535,000			
							£495,000			
							£405,000			
							£400,000			
CM11 1					£439,995		£539,995	£1,250,000	£2,000,000	
Ramsden Heath					£365,000			£1,150,000	£1,650,000	
								£940,000	£875,000	
								£875,000	£775,000	
								£775,000		
								£725,000		
								£700,000		
								£575,000		
								£475,000		
								£425,000		
SS11 7				£365,000	£480,000	£449,950	£1,400,000	£1,350,000	£2,000,000	
Runwell				£325,000	£450,000		£675,000	£1,095,000	£1,150,000	
Battlesbridge					£365,000		£650,000	£995,000	£995,000	
					£365,000		£650,000	£835,000	£875,000	
					£350,000		£575,000	£795,000	£875,000	
					£350,000		£575,000	£750,000	£850,000	
					£350,000		£575,000	£725,000	£850,000	
					£340,000		£545,000	£725,000	£850,000	
					£320,000		£525,000	£619,995	£634,995	
					£310,000		£450,000	£550,000		
					£310,000		£400,000	£549,995		
							£365,000	£535,000		
							£345,000	£535,000		
							£325,000	£525,000		
								£525,000		
								£464,995		
								£400,000		
								£340,000		
Totals	0	0	0	5	21	1	34	43	25	
Total properties	129									
Median	N/A	N/A	N/A	£365,000	£365,000	£449,950	£575,000	£725,000	£1,350,000	

Properties for sale Rural Northern Horseshoe December 2019										
	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 3	£140,000	£199,995		£240,000	£450,000		£750,000	£925,000	£2,000,000	
Writtle		£199,950		£240,000	£350,000		£550,000	£800,000	£1,250,000	
West Chelmsford				£220,000	£345,000		£499,995	£795,000	£830,000	
				£200,000	£300,000		£499,950	£775,000	£750,000	
				£200,000			£450,000	£675,000		
				£200,000			£450,000	£650,000		
				£185,000			£400,000	£650,000		
				£168,000			£399,950	£625,000		
							£375,000	£575,000		
							£370,000	£562,500		
							£365,000	£560,000		
							£350,000	£475,000		
							£350,000	£450,000		
							£350,000	£375,000		
							£345,000	£315,000		
							£340,000			
							£260,000			
CM1 4	£115,000			£220,000	£425,000	£240,000	£750,000	£1,100,000	£2,200,000	
Chignal				£200,000	£415,000	£235,000	£600,000	£950,000	£1,100,000	
Mashbury					£380,000		£515,000	£900,000	£799,995	
Roxwell					£350,000		£490,000	£799,995	£600,000	
Good Easter					£350,000		£485,000	£775,000	£600,000	
Newlands Spring					£350,000		£450,000	£750,000	£600,000	
North Chelmsford					£320,000		£435,000	£750,000		
					£260,000		£415,000	£700,000		
					£250,000		£415,000	£650,000		
							£410,000	£565,000		
							£390,000	£525,000		

								£370,000	£475,000	
								£360,000	£460,000	
								£349,995	£450,000	
								£335,000	£450,000	
								£330,000		
								£325,000		
								£325,000		
								£325,000		
	CM1 7			£219,000	£400,000			£525,000	£975,000	£875,000
	Broomfield				£375,000			£440,000	£675,000	£690,000
	South East Springfield				£350,000			£430,000	£675,000	£599,950
					£340,000			£425,000	£650,000	
					£335,000			£415,000	£649,995	
					£332,000			£410,000	£625,000	
					£325,000			£400,000	£624,995	
					£315,000			£400,000	£609,995	
					£270,000			£400,000	£600,000	
								£399,995	£600,000	
								£399,950	£550,000	
								£350,000	£550,000	
								£350,000	£485,000	
								£345,000	£460,000	
								£340,000	£384,995	
								£340,000		
								£335,000		
								£330,000		
								£315,000		
								£309,995		
	CM3 1				£475,000			£650,000	£795,000	£1,550,000
	Great & Little Leighs				£450,000			£625,000	£725,000	£850,000
	Great Waltham				£375,000			£550,000	£725,000	£750,000
	Pleshey				£270,000			£500,000	£679,995	£650,000
	Ford End				£250,000			£450,000	£659,995	
								£449,995	£650,000	
								£439,995	£600,000	
								£430,000	£575,000	
								£424,995	£550,000	
								£360,000	£550,000	
								£325,000	£529,995	
								£320,000	£475,000	
								£300,000	£440,000	
								£300,000	£425,000	
								£300,000	£425,000	
								£290,000	£375,000	
								£375,000		
								£375,000		
	CM3 3		£219,950	£160,000	£465,000			£650,000	£1,200,000	£975,000
	Boreham		£170,000		£310,000			£545,000	£890,000	£960,000
	Little Waltham				£290,000			£475,000	£679,995	£875,000
								£450,000	£550,000	£700,000
								£425,000	£535,000	£700,000
								£410,000	£450,000	
								£370,000	£425,000	
								£350,000	£425,000	
								£325,000	£374,995	
								£320,000		
								£300,000		
								£300,000		
	CM3 4		£250,000	£675,000	£495,000			£765,000	£1,000,000	£2,850,000
	Danbury			£599,950	£425,000			£650,000	£950,000	£2,500,000
	Little Baddow				£375,000			£650,000	£920,000	£2,000,000
	Bicknacre				£375,000			£550,000	£900,000	£1,795,000
					£349,995			£550,000	£900,000	£1,750,000
								£549,995	£860,000	£1,650,000
								£525,000	£860,000	£1,350,000
								£500,000	£750,000	£1,150,000
								£500,000	£700,000	£1,150,000
								£475,000	£695,000	£1,100,000
								£425,000	£600,000	£1,100,000
								£400,000	£600,000	£800,000
								£325,000	£600,000	£800,000
								£280,000	£600,000	£650,000
									£595,000	£530,000
									£530,000	£500,000
									£525,000	
									£525,000	
									£500,000	
									£475,000	
									£475,000	
									£460,000	
									£435,000	
									£430,000	
									£400,000	
									£350,000	
									£350,000	
									£330,000	
									£290,000	
	CM6 3								£1,450,000	£2,850,000
	North End								£1,100,000	£1,050,000
									£550,000	
	Totals	2	3	2	14	35	2	98	104	40



Total properties	300									
Median	£127,500	£199,995	£194,975	£209,500	£350,000	£237,500	£400,000	£600,000	£917,500	

Properties for sale Chelmsford Central & North December 2019										
		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		£261,995		£425,000			£325,000		
	Chelmsford		£240,000		£420,000			£320,000		
	Town Centre		£240,000		£349,995			£270,000		
			£225,000		£340,995					
			£220,000		£335,000					
			£220,000		£325,000					
			£200,000		£325,000					
			£190,000		£325,000					
			£170,000		£325,000					
			£170,000		£325,000					
					£323,000					
					£310,000					
					£310,000					
					£300,000					
					£300,000					
					£300,000					
					£290,000					
					£285,000					
					£280,000					
					£280,000					
					£280,000					
					£260,000					
					£260,000					
					£255,000					
					£250,000					
					£250,000					
					£230,000					
					£230,000					
					£230,000					
					£215,000					
					£200,000					
					£200,000					
					£184,995					
	CM1 2		£170,000		£250,000	£300,000		£445,000	£620,000	£425,000
	Town Centre West		£160,000		£250,000	£284,995		£425,000	£450,000	£320,000
	Melbourne		£150,000		£250,000	£265,000		£415,000	£445,000	
	Chignal Estate				£215,000	£250,000		£410,000	£435,000	
	Westlands				£210,000	£220,000		£400,000	£430,000	
					£190,000			£350,000	£425,000	
					£180,000			£350,000	£425,000	
					£180,000			£325,000	£385,000	
					£160,000			£325,000	£375,000	
								£325,000	£350,000	
								£320,000	£350,000	
								£300,000		
								£300,000		
								£299,995		
								£295,000		
								£265,000		
								£265,000		
	CM1 6		£244,995	£210,000	£215,000	£500,000		£519,995	£899,995	£1,250,000
	Springfield		£160,000		£180,000	£400,000		£500,000	£679,995	£974,995
	Beaulieu Park		£150,000		£175,995	£365,000		£499,995	£659,995	£934,995
			£150,000		£175,995	£300,000		£475,000	£649,995	£900,000
					£175,000			£459,995	£640,000	£779,995
					£175,000			£429,995	£624,995	£719,995
					£175,000			£400,000	£600,000	
					£145,000			£395,000	£600,000	
								£385,000	£580,000	
								£375,000	£570,000	
								£365,000	£550,000	
								£365,000	£550,000	
								£350,000	£539,995	
								£350,000	£535,000	
								£340,000	£515,000	
								£335,000	£515,000	
								£335,000	£495,000	
								£325,000	£485,000	
								£315,000	£485,000	
								£310,000	£450,000	
								£310,000	£425,000	
								£300,000	£400,000	
								£300,000	£399,995	
								£295,000	£399,995	
								£290,000	£315,000	
								£290,000		
								£270,000		
	CM2 6	£120,000	£240,000	£234,950	£400,000	£325,000	£425,000	£625,000	£850,000	£850,000
	Chelmer Village		£218,500	£200,000	£336,995	£280,000	£366,995	£430,000	£800,000	£695,000
	Chancellor Park		£210,000	£192,000	£319,995	£250,000	£366,995	£425,000	£575,000	£680,000
	Springfield Park Road		£197,000	£180,000	£319,995	£249,950	£366,995	£390,000	£575,000	£600,000

		£180,000		£290,000	£230,000	£290,000	£375,000	£545,000	£600,000
		£180,000		£290,000	£230,000		£375,000	£540,000	£590,000
		£180,000		£275,000			£375,000	£525,000	
		£179,950		£270,000			£375,000	£515,000	
		£175,000		£250,000			£340,000	£475,000	
		£160,000		£250,000			£330,000	£465,000	
				£250,000			£280,000	£460,000	
				£240,000				£450,000	
				£235,000				£450,000	
				£225,000				£425,000	
				£225,000				£365,000	
				£225,000					
				£220,000					
				£215,000					
				£215,000					
				£214,995					
				£210,000					
	Totals	1	27	5	73	15	5	58	51
	Total properties	249							
	Median	£120,000	£180,000	£200,000	£250,000	£280,000	£366,995	£345,000	£495,000

Properties for sale Chelmsford South & East Great Baddow & Galleywood December 2019										
		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		£230,000		£350,000	£450,000	£295,000	£465,000	£700,000	£690,000
	Chelmsford		£220,000		£325,000	£325,000		£400,000	£550,000	£595,000
	Old Moulsham		£218,000		£300,000	£320,000		£400,000	£550,000	
	London Road		£215,000		£289,950	£320,000		£395,000	£400,000	
	New Writtle Street		£210,000		£275,000	£320,000		£360,000		
			£210,000		£275,000	£300,000				
			£200,000		£275,000	£290,000				
			£190,000		£275,000	£290,000				
			£170,000		£275,000					
					£270,000					
					£265,000					
					£260,000					
					£255,000					
					£250,000					
					£250,000					
					£250,000					
					£240,000					
					£235,000					
					£235,000					
					£235,000					
					£230,000					
					£230,000					
					£225,000					
					£215,000					
					£205,000					
	CM2 7		£220,000		£235,000	£485,000		£850,000	£1,250,000	£2,500,000
	Great Baddow East		£220,000		£230,000	£370,000		£625,000	£1,100,000	£1,350,000
	Sandon		£220,000		£225,000	£300,000		£450,000	£850,000	£1,150,000
	Howe Green		£200,000		£220,000	£280,000		£450,000	£775,000	£1,000,000
			£170,000		£220,000	£275,000		£450,000	£775,000	£895,000
			£170,000		£210,000	£220,000		£440,000	£650,000	£875,000
			£160,000			£220,000		£400,000	£600,000	£875,000
			£150,000					£389,950	£565,000	£650,000
			£140,000					£385,000	£550,000	
			£140,000					£375,000	£500,000	
			£140,000					£375,000	£475,000	
								£340,000	£475,000	
								£330,000	£439,995	
								£325,000	£400,000	
								£300,000	£375,000	
								£300,000		
								£290,000		
								£290,000		
								£290,000		
	CM2 8		£175,000		£190,000	£695,000		£490,000	£1,250,000	£835,000
	Galleywood		£150,000		£190,000	£500,000		£460,000	£1,000,000	£730,000
	West Hanningfield				£185,000	£300,000		£460,000	£1,000,000	£635,000
	Tile Kiln				£165,000			£450,000	£995,000	£545,000
								£380,000	£850,000	
								£375,000	£835,000	
								£355,000	£675,000	
								£350,000	£675,000	
								£350,000	£650,000	
								£350,000	£650,000	
								£350,000	£625,000	
								£330,000	£600,000	
								£330,000	£599,950	
								£325,000	£575,000	
								£300,000	£575,000	
								£300,000	£525,000	
								£295,000	£500,000	
								£290,000	£500,000	
								£284,995	£460,000	
								£280,000	£460,000	

							£270,000	£450,000		
							£260,000	£440,000		
								£425,000		
								£425,000		
								£385,000		
	CM2 9		£200,000		£317,500	£385,000	£510,000	£650,000	£580,000	
	Great Baddow West		£200,000		£280,000	£375,000	£500,000	£550,000	£575,000	
	Moulsham Lodge		£200,000		£275,000	£340,000	£495,000	£550,000	£560,000	
	Beehive Lane		£160,000		£270,000	£330,000	£465,000	£500,000	£550,000	
	Wood Street		£160,000		£270,000	£260,000	£410,000	£500,000		
					£270,000		£400,000	£500,000		
					£240,000		£395,000	£500,000		
					£235,000		£395,000	£475,000		
					£235,000		£385,000	£450,000		
					£230,000		£385,000	£425,000		
					£230,000		£375,000	£400,000		
					£200,000		£375,000			
					£195,000		£370,000			
					£190,000		£370,000			
					£190,000		£365,000			
					£180,000		£350,000			
					£180,000		£350,000			
							£340,000			
							£335,000			
							£335,000			
							£335,000			
							£330,000			
							£325,000			
							£325,000			
							£299,995			
							£280,000			
	Totals	0	27	0	53	23	1	73	55	18
	Total properties	250								
	Median	N/A	£200,000	N/A	£235,000	£320,000	£295,000	£360,000	£550,000	£710,000

Properties for sale South Woodham Ferrers December 2019										
		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 & CM3 7	£110,000	£180,000	£212,500	£232,000	£350,000	£215,000	£450,000	£650,000	£625,000
	South Woodham Ferrers		£160,000	£185,000	£185,000	£350,000		£385,000	£600,000	£600,000
			£147,500	£170,000	£180,000	£350,000		£365,000	£565,000	£550,000
			£140,000		£180,000	£340,000		£360,000	£560,000	£512,500
					£180,000	£325,000		£350,000	£530,000	£500,000
					£175,000	£280,000		£350,000	£525,000	£400,000
					£175,000	£270,000		£345,000	£500,000	
					£170,000	£260,000		£330,000	£500,000	
					£120,000	£260,000		£325,000	£485,000	
						£250,000		£300,000	£480,000	
						£240,000		£300,000	£475,000	
						£200,000		£300,000	£475,000	
								£300,000	£470,000	
								£300,000	£470,000	
								£300,000	£450,000	
								£299,995	£450,000	
								£295,000	£439,995	
								£290,000	£400,000	
								£290,000	£400,000	
									£400,000	
									£399,995	
									£390,000	
									£390,000	
									£375,000	
									£365,000	
									£365,000	
	Totals	1	4	3	9	12	1	19	26	6
	Total properties	81								
	Lowest Quartiles	£110,000	£145,625	£177,500	£175,000	£257,500	£215,000	£300,000	£400,000	£503,125
	Median	£110,000	£153,750	£185,000	£180,000	£275,000	£215,000	£300,000	£470,000	£531,250

## Appendix 2: Land Registry Price Paid & EPC on Newbuilds sold in Chelmsford between April 2018 and October 2019

Date	Price Paid	Type	SAON	PAON		Street	Locality	Town	Postcode	m <sup>2</sup>	£/m <sup>2</sup>
11/04/2019	£232,500	Flat			41	HARDY CLOSE		CHELMSFORD	CM1 1AE	48	£4,844
28/02/2019	£240,000	Flat			42	HARDY CLOSE		CHELMSFORD	CM1 1AE	54	£4,444
26/02/2019	£387,500	Flat			46	HARDY CLOSE		CHELMSFORD	CM1 1AE	85	£4,559
05/04/2019	£385,000	Terraced			48	HARDY CLOSE		CHELMSFORD	CM1 1AE	75	£5,133
29/03/2019	£385,000	Terraced			49	HARDY CLOSE		CHELMSFORD	CM1 1AE	97	£3,969
02/04/2019	£365,000	Terraced			50	HARDY CLOSE		CHELMSFORD	CM1 1AE	75	£4,867
17/05/2019	£375,000	Terraced			51	HARDY CLOSE		CHELMSFORD	CM1 1AE	75	£5,000
29/03/2019	£372,000	Terraced			52	HARDY CLOSE		CHELMSFORD	CM1 1AE	97	£3,835
29/03/2019	£385,000	Terraced			53	HARDY CLOSE		CHELMSFORD	CM1 1AE	75	£5,133
05/04/2019	£455,000	Terraced			54	HARDY CLOSE		CHELMSFORD	CM1 1AE	110	£4,136
29/03/2019	£405,000	Terraced			55	HARDY CLOSE		CHELMSFORD	CM1 1AE	99	£4,091
29/03/2019	£395,000	Terraced			56	HARDY CLOSE		CHELMSFORD	CM1 1AE	99	£3,990
29/03/2019	£400,000	Terraced			57	HARDY CLOSE		CHELMSFORD	CM1 1AE	98	£4,082
10/05/2019	£325,000	Flat			59	HARDY CLOSE		CHELMSFORD	CM1 1AE	66	£4,924
17/05/2019	£360,000	Flat			61	HARDY CLOSE		CHELMSFORD	CM1 1AE	77	£4,675
17/05/2019	£250,000	Flat			64	HARDY CLOSE		CHELMSFORD	CM1 1AE	55	£4,545
21/09/2018	£316,250	Flat	FLAT 16		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,392
21/09/2018	£320,000	Flat	FLAT 11		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,444
21/09/2018	£320,000	Flat	FLAT 12		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£4,507
08/10/2018	£312,495	Flat	FLAT 13		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,464
26/09/2018	£245,000	Flat	FLAT 14		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,900
03/10/2018	£245,000	Flat	FLAT 15		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,804
27/09/2018	£337,500	Flat	FLAT 17		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,821
28/09/2018	£252,500	Flat	FLAT 18		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,951
24/09/2018	£342,500	Flat	FLAT 21		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,757
28/09/2018	£330,000	Flat	FLAT 22		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£4,648
27/09/2018	£260,000	Flat	FLAT 24		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£5,200
27/09/2018	£245,000	Flat	FLAT 25		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,804
31/01/2019	£294,995	Flat	FLAT 26		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,097
09/11/2018	£312,495	Flat	FLAT 27		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,464
22/10/2018	£236,500	Flat	FLAT 28		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,637
08/10/2018	£335,000	Flat	FLAT 31		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,653
26/04/2019	£289,995	Flat	FLAT 32		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£4,084
08/11/2018	£249,995	Flat	FLAT 34		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£5,000
05/04/2019	£214,995	Flat	FLAT 35		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,216
09/11/2018	£322,500	Flat	FLAT 36		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,479
12/10/2018	£338,000	Flat	FLAT 37		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,829
17/01/2019	£242,495	Flat	FLAT 38		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,755
25/10/2018	£345,500	Flat	FLAT 41		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,799
25/01/2019	£299,995	Flat	FLAT 42		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£4,225
16/04/2019	£224,995	Flat	FLAT 44		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,500
11/10/2018	£250,000	Flat	FLAT 45		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,902
21/12/2018	£325,000	Flat	FLAT 46		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,514
28/06/2019	£290,000	Flat	FLAT 47		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,143
15/03/2019	£224,995	Flat	FLAT 48		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,412
12/10/2018	£352,500	Flat	FLAT 51		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,896
26/10/2018	£335,000	Flat	FLAT 52		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£4,718
31/05/2019	£304,995	Flat	FLAT 53		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,357
29/03/2019	£229,995	Flat	FLAT 54		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,600
26/04/2019	£224,995	Flat	FLAT 55		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,412
11/10/2018	£352,500	Flat	FLAT 56		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,896
26/10/2018	£335,000	Flat	FLAT 57		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,786
18/04/2019	£227,995	Flat	FLAT 58		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,470

05/10/2018	£357,500	Flat	FLAT 61	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	72	£4,965	
21/12/2018	£337,000	Flat	FLAT 62	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	72	£4,681	
03/05/2019	£309,995	Flat	FLAT 63	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	70	£4,429	
26/04/2019	£239,995	Flat	FLAT 64	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	50	£4,800	
13/06/2019	£233,000	Flat	FLAT 65	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	51	£4,569	
22/10/2018	£357,500	Flat	FLAT 66	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	72	£4,965	
23/10/2018	£360,000	Flat	FLAT 67	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	70	£5,143	
01/07/2019	£230,000	Flat	FLAT 68	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	51	£4,510	
30/10/2018	£372,500	Flat	FLAT 71	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	72	£5,174	
08/10/2018	£367,500	Flat	FLAT 72	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	71	£5,176	
10/12/2018	£360,000	Flat	FLAT 73	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	70	£5,143	
01/11/2018	£292,500	Flat	FLAT 75	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	54	£5,417	
23/10/2018	£297,500	Flat	FLAT 76	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	57	£5,219	
25/10/2018	£372,500	Flat	FLAT 77	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	70	£5,321	
31/01/2019	£277,500	Flat	FLAT 78	3	CUNARD SQUARE	CHELMSFORD	CM1 1AU	51	£5,441	
14/08/2019	£468,000	Flat	1	MAYNETREES	WATERLOO LANE	CHELMSFORD	CM1 1BD	36	£13,000	
24/07/2018	£500,000	Flat	3	MAYNETREES	WATERLOO LANE	CHELMSFORD	CM1 1BD	41	£12,195	
14/06/2019	£280,000	Flat	FLAT 2	ONSLow HOUSE	BROOMFIELD ROAD	CHELMSFORD	CM1 1EW	No data available		
01/02/2019	£340,000	Flat	FLAT 1		NEW STREET	CHELMSFORD	CM1 1NE	No data available		
24/01/2019	£342,000	Flat	FLAT 2		NEW STREET	CHELMSFORD	CM1 1NE	No data available		
26/09/2018	£485,000	Terraced			NEW STREET	CHELMSFORD	CM1 1NE	No data available		
24/07/2019	£470,000	Flat	FLAT 2		NEW STREET	CHELMSFORD	CM1 1NE	No data available		
25/06/2019	£477,000	Flat	FLAT 5		NEW STREET	CHELMSFORD	CM1 1NE	No data available		
29/03/2019	£299,995	Flat	FLAT 1	3	VICTORIA ROAD	CHELMSFORD	CM1 1NZ	73	£4,110	
05/04/2019	£314,250	Flat	FLAT 2	3	VICTORIA ROAD	CHELMSFORD	CM1 1NZ	74	£4,247	
12/09/2019	£100,625	Flat	12	WATERHOUSE COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1QZ	69	£1,458	
14/09/2018	£174,375	Flat	14	WATERHOUSE COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1QZ	50	£3,488	
30/11/2018	£236,250	Flat	18	WATERHOUSE COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1QZ	70	£3,375	
19/10/2018	£138,000	Flat	22	WATERHOUSE COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1QZ	54	£2,556	
14/01/2019	£280,000	Flat	FLAT 3	ONSLow HOUSE	BROOMFIELD ROAD	CHELMSFORD	CM1 1SW	58	£4,828	
22/08/2018	£330,000	Flat	FLAT 4	ONSLow HOUSE	BROOMFIELD ROAD	CHELMSFORD	CM1 1SW	75	£4,400	
19/12/2018	£300,000	Flat	FLAT 6	ONSLow HOUSE	BROOMFIELD ROAD	CHELMSFORD	CM1 1SW	75	£4,000	
18/04/2019	£395,000	Detached		75A	COVAL LANE	CHELMSFORD	CM1 1TG	76	£5,197	
08/04/2019	£610,000	Detached		1	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	139	£4,388
14/06/2019	£715,000	Detached		3	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	146	£4,897
18/01/2019	£380,000	Semi-detached		6	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	79	£4,810
25/01/2019	£380,000	Semi-detached		7	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	79	£4,810
21/06/2019	£725,000	Detached		8	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	154	£4,708
06/02/2019	£800,000	Detached		10	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	179	£4,469
19/07/2019	£800,000	Detached		11	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	179	£4,469
31/05/2019	£780,000	Detached		12	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	180	£4,333
16/10/2019	£855,000	Detached		13	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	188	£4,548
31/07/2018	£520,000	Detached		92	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	119	£4,370
29/06/2018	£565,000	Detached		105	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	157	£3,599
30/05/2018	£575,000	Detached		107	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	157	£3,662
27/07/2018	£645,000	Detached		109	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	183	£3,525
10/05/2018	£750,000	Detached		14	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	187	£4,011
30/04/2018	£755,000	Detached		16	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	187	£4,037
27/04/2018	£755,000	Detached		18	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	187	£4,037
04/07/2018	£855,000	Detached		20	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	213	£4,014
14/09/2018	£845,000	Detached		9	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	213	£3,967
23/05/2018	£750,000	Detached		11	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	187	£4,011
24/08/2018	£845,000	Detached		18	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	213	£3,967
20/12/2018	£485,000	Semi-detached		22	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,975
17/12/2018	£485,000	Semi-detached		24	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,975
31/01/2019	£675,000	Detached		26	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	165	£4,091
31/01/2019	£700,000	Detached		28	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	160	£4,375

28/06/2019	£815,000	Detached		30	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	202	£4,035
22/02/2019	£469,995	Semi-detached		31	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,852
28/06/2019	£450,000	Semi-detached		33	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,689
31/07/2019	£995,000	Detached		34	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	275	£3,618
08/03/2019	£470,000	Semi-detached		35	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,852
31/07/2019	£770,000	Detached		36	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	175	£4,400
25/02/2019	£470,000	Semi-detached		37	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,852
24/07/2019	£995,000	Detached		38	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	275	£3,618
25/01/2019	£470,000	Semi-detached		39	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,852
29/01/2019	£700,000	Detached		40	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	160	£4,375
28/02/2019	£474,995	Semi-detached		41	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,893
30/08/2019	£640,000	Detached		42	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	139	£4,604
27/03/2019	£600,000	Detached		43	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	139	£4,317
30/08/2019	£500,000	Detached		44	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	105	£4,762
30/08/2019	£699,995	Detached		45	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	160	£4,375
25/09/2019	£451,701	Detached		47	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,702
30/08/2019	£465,000	Detached		48	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	110	£4,227
20/09/2019	£450,000	Semi-detached		49	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,689
20/09/2019	£499,995	Detached		50	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	105	£4,762
27/09/2019	£465,000	Detached		51	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,811
26/09/2019	£417,500	Detached		52	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	106	£3,939
26/09/2019	£465,000	Detached		53	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,811
27/09/2019	£482,500	Detached		54	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,955
30/09/2019	£455,000	Semi-detached		55	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,730
27/09/2019	£420,000	Detached		58	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	106	£3,962
23/09/2019	£499,995	Detached		60	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	105	£4,762
25/05/2018	£650,000	Detached		2	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	175	£3,714
19/04/2018	£772,500	Detached		12	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	209	£3,696
29/06/2018	£760,000	Detached		14	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	209	£3,636
28/03/2019	£459,995	Detached		5	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	105	£4,381
28/03/2019	£474,995	Detached		6	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	122	£3,893
21/06/2019	£427,970	Detached		8	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	122	£3,508
28/02/2019	£494,995	Semi-detached		10	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	106	£4,670
28/02/2019	£810,000	Detached		2	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	215	£3,767
27/02/2019	£750,000	Detached		4	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	204	£3,676
27/02/2019	£810,000	Detached		6	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	215	£3,767
27/02/2019	£749,995	Detached		8	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	204	£3,676
26/07/2018	£280,000	Flat		38	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£3,889
13/07/2018	£111,000	Flat		48	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,542
30/04/2018	£555,000	Detached		68	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,426
11/05/2018	£565,000	Detached		82	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,488
27/04/2018	£555,000	Detached		84	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,426
27/04/2018	£565,000	Detached		88	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,488
16/11/2018	£575,000	Detached		92	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,549
26/10/2018	£575,000	Semi-detached		96	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,549
25/01/2019	£660,000	Detached		144	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	183	£3,607
04/01/2019	£570,000	Detached		146	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,631
18/12/2018	£575,000	Semi-detached		148	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,662
18/12/2018	£575,000	Detached		150	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,662
19/12/2018	£572,500	Detached		152	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,646
19/12/2018	£575,000	Detached		154	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,662
30/11/2018	£660,000	Detached		156	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	183	£3,607
24/05/2019	£550,000	Detached		158	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,503
20/04/2018	£494,995	Detached		3	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	127	£3,898
27/04/2018	£495,000	Detached		7	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	127	£3,898
20/12/2018	£675,000	Terraced		58	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	234	£2,885
12/03/2019	£735,000	Detached		60	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	208	£3,534

29/05/2018	£499,995	Detached		62	EDWARD HARVEY LINK	BROOMFIELD	CHELMSFORD	CM1 6BU	127	£3,937
29/05/2018	£500,000	Detached		68	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	127	£3,937
07/12/2018	£465,000	Detached		1	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	208	£2,236
27/09/2018	£714,995	Terraced		2	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	234	£3,056
07/11/2018	£668,995	Terraced		3	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	234	£2,859
19/12/2018	£680,000	Detached		4	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	234	£2,906
22/06/2018	£500,000	Detached		5	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	136	£3,676
22/06/2018	£499,995	Detached		6	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	143	£3,496
27/06/2018	£534,995	Detached		7	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	142	£3,768
22/06/2018	£524,995	Detached		8	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	144	£3,646
28/06/2018	£500,000	Detached		9	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	136	£3,676
28/06/2018	£499,995	Detached		10	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	143	£3,496
12/06/2018	£500,000	Detached		11	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	143	£3,497
27/07/2018	£525,000	Detached		12	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	144	£3,646
01/11/2018	£705,000	Terraced		13	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	234	£3,013
21/11/2018	£670,000	Terraced		14	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	234	£2,863
17/08/2018	£719,995	Terraced		15	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	234	£3,077
30/10/2018	£750,000	Detached		16	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW	208	£3,606
27/09/2019	£545,000	Detached		1	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	137	£3,978
25/09/2019	£540,000	Detached		5	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	137	£3,942
07/09/2018	£514,995	Detached		39	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	136	£3,787
21/09/2018	£509,995	Detached		41	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	136	£3,750
27/09/2018	£520,000	Detached		43	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	143	£3,636
29/05/2018	£499,995	Detached		44	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	127	£3,937
14/12/2018	£775,000	Detached		55	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	221	£3,507
28/11/2018	£575,000	Semi-detached	2	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	157	£3,662	
25/03/2019	£565,000	Detached		4	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	157	£3,599
26/09/2018	£660,000	Detached		6	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	165	£4,000
05/10/2018	£475,000	Semi-detached	8	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	122	£3,893	
05/10/2018	£470,000	Semi-detached		10	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	122	£3,852
05/10/2018	£470,000	Semi-detached		12	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	122	£3,852
12/10/2018	£470,000	Semi-detached		14	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	122	£3,852
31/10/2018	£670,000	Detached		16	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	165	£4,061
12/10/2018	£865,000	Detached		18	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	238	£3,634
10/08/2018	£475,000	Semi-detached		20	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	122	£3,893
10/08/2018	£470,000	Semi-detached		22	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	122	£3,852
31/07/2018	£469,995	Semi-detached		24	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	122	£3,852
10/08/2018	£475,000	Semi-detached		26	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ	122	£3,893
29/03/2019	£515,000	Detached		5	FITCH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DA	136	£3,787
28/03/2019	£525,000	Detached		9	FITCH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DA	144	£3,646
28/03/2019	£500,000	Detached		10	FITCH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DA	142	£3,521
11/03/2019	£487,500	Detached		11	FITCH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DA	142	£3,433
23/08/2018	£650,000	Detached		1	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6DB	183	£3,552
31/07/2018	£520,000	Detached		3	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6DB	136	£3,824
29/06/2018	£515,000	Detached		7	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6DB	106	£4,858
01/10/2018	£740,000	Detached		9	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB	185	£4,000
21/09/2018	£650,000	Detached		11	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB	139	£4,676
26/09/2018	£800,000	Detached		13	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB	184	£4,348
21/09/2018	£655,000	Detached		15	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB	139	£4,712
21/09/2018	£760,000	Detached		17	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB	175	£4,343
26/09/2018	£675,000	Detached		19	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB	165	£4,091
31/08/2018	£835,000	Detached		21	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB	202	£4,134
11/09/2018	£530,000	Semi-detached		23	JOSEPH PRENTICE WAY		CHELMSFORD	CM1 6DB	149	£3,557
07/09/2018	£520,000	Detached		25	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB	149	£3,490
21/09/2018	£519,995	Semi-detached		27	JOSEPH PRENTICE WAY		CHELMSFORD	CM1 6DB	149	£3,490
26/09/2018	£525,000	Semi-detached		29	JOSEPH PRENTICE WAY		CHELMSFORD	CM1 6DB	149	£3,523
29/06/2018	£505,000	Detached		1	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	106	£4,764

29/06/2018	£377,995	Semi-detached		2	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	88	£4,295
29/06/2018	£380,000	Semi-detached		3	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	88	£4,318
31/07/2018	£500,000	Detached		4	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	135	£3,704
30/08/2018	£509,995	Detached		5	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	135	£3,778
31/08/2018	£475,000	Detached		6	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	106	£4,481
30/08/2019	£519,995	Terraced		33	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DE	158	£3,291
30/08/2019	£650,000	Detached		37	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DE	183	£3,552
16/08/2019	£570,000	Detached		4	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	157	£3,631
16/08/2019	£550,000	Detached		8	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	158	£3,481
29/07/2019	£580,000	Detached		28	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	158	£3,671
29/07/2019	£580,000	Semi-detached		30	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	157	£3,694
31/07/2019	£585,000	Terraced		34	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	157	£3,726
31/07/2019	£585,000	Detached		36	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	157	£3,726
05/07/2019	£560,000	Detached		2	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6DJ	158	£3,544
15/08/2019	£565,000	Detached		4	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6DJ	157	£3,599
26/04/2019	£585,000	Detached		6	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6DJ	157	£3,726
30/08/2019	£580,000	Terraced		8	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6DJ	157	£3,694
19/06/2019	£599,995	Detached		14	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6DJ	183	£3,279
26/07/2019	£484,995	Semi-detached		1	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	130	£3,731
28/06/2019	£275,000	Flat		2	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	72	£3,819
26/07/2019	£470,000	Semi-detached		3	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	130	£3,615
31/05/2019	£245,000	Flat		4	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	55	£4,455
31/05/2019	£295,000	Flat		6	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	79	£3,734
31/07/2019	£334,995	Semi-detached		7	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	72	£4,653
30/06/2019	£339,995	Semi-detached		9	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	72	£4,722
31/05/2019	£325,000	Flat		10	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	110	£2,955
30/08/2019	£310,000	Detached		11	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	75	£4,133
31/05/2019	£300,000	Flat		12	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	79	£3,797
30/08/2019	£414,995	Semi-detached		15	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	92	£4,511
26/07/2019	£279,995	Flat		16	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	60	£4,667
25/09/2019	£420,000	Semi-detached		21	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	92	£4,565
27/09/2019	£399,995	Semi-detached		23	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	92	£4,348
20/09/2019	£494,995	Detached		25	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	107	£4,626
29/04/2019	£470,000	Semi-detached		2	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	130	£3,615
31/05/2019	£810,000	Detached		3	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	215	£3,767
30/04/2019	£465,000	Semi-detached		4	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	130	£3,577
29/04/2019	£355,000	Semi-detached		6	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	72	£4,931
30/04/2019	£420,000	Semi-detached		8	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	92	£4,565
31/05/2019	£599,995	Detached		10	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	129	£4,651
28/06/2019	£525,000	Detached		11	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	107	£4,907
27/09/2019	£499,995	Detached		13	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	107	£4,673
30/09/2019	£489,995	Detached		19	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	107	£4,579
10/10/2019	£470,000	Detached		10	ALICK HORNSNELL VIEW	SPRINGFIELD	CHELMSFORD	CM1 6DQ	110	£4,273
29/03/2019	£245,000	Flat		171	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	52	£4,712
29/03/2019	£295,000	Flat		173	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	71	£4,155
29/03/2019	£255,000	Flat		175	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	52	£4,904
29/03/2019	£255,000	Flat		177	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	52	£4,904
29/03/2019	£299,999	Flat		179	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	71	£4,225
29/03/2019	£299,999	Flat		181	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	79	£3,797
29/03/2019	£295,000	Flat		185	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	72	£4,097
29/03/2019	£300,000	Flat		187	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	79	£3,797
29/03/2019	£325,000	Flat		189	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	110	£2,955
29/03/2019	£295,000	Flat		191	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	72	£4,097
29/03/2019	£260,000	Flat		193	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	60	£4,333
11/05/2018	£1,250,000	Detached	7		OLD LODGE COURT	SPRINGFIELD	CHELMSFORD	CM1 6TD	306	£4,085
04/05/2018	£1,185,000	Terraced	8		OLD LODGE COURT		CHELMSFORD	CM1 6TD	260	£4,558
15/03/2019	£365,000	Terraced		70	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AA	84	£4,345



19/12/2018	£385,000	Terraced		72	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AA	84	£4,583
01/03/2019	£365,000	Terraced		74	MAIN ROAD	BROOMFIELD	COLCHESTER	CM1 7AA	84	£4,345
18/12/2018	£365,000	Terraced		1	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£3,967
30/11/2018	£320,000	Flat		3	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	75	£4,267
30/11/2018	£390,000	Terraced		5	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,239
28/11/2018	£449,995	Semi-detached		6	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	110	£4,091
27/09/2018	£384,995	Semi-detached		8	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,185
30/01/2019	£400,000	Semi-detached		9	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,348
30/01/2019	£400,000	Semi-detached		11	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,348
23/11/2018	£395,000	Detached		12	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,293
28/03/2019	£449,995	Semi-detached		13	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	110	£4,091
24/05/2019	£444,995	Semi-detached		15	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	110	£4,045
19/12/2018	£405,000	Semi-detached		16	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,402
28/02/2019	£465,000	Semi-detached		20	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	110	£4,227
28/02/2019	£465,000	Semi-detached		22	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	110	£4,227
27/09/2018	£590,000	Detached		7	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	136	£4,338
30/11/2018	£625,000	Detached		9	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	143	£4,371
28/02/2019	£199,995	Flat		59	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	52	£3,846
28/02/2019	£204,995	Flat		63	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	51	£4,020
28/02/2019	£204,995	Flat		65	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	52	£3,942
29/03/2019	£255,000	Flat		67	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	74	£3,446
28/02/2019	£205,000	Flat		69	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	51	£4,020
28/02/2019	£209,995	Flat		71	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	52	£4,038
29/03/2019	£259,995	Flat		73	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	74	£3,513
25/03/2019	£255,000	Flat		75	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	75	£3,400
26/03/2019	£267,500	Flat		77	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	75	£3,567
18/02/2019	£285,000	Flat		79	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	75	£3,800
29/10/2018	£474,995	Detached		4	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FP	118	£4,025
15/11/2018	£474,995	Detached		6	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FP	118	£4,025
21/09/2018	£479,995	Detached		8	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FP	118	£4,068
26/09/2019	£460,000	Semi-detached		83	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FQ	110	£4,182
24/09/2019	£490,000	Semi-detached		93	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FQ	117	£4,188
26/09/2018	£460,000	Semi-detached		26	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	110	£4,182
26/09/2018	£460,000	Semi-detached		28	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	110	£4,182
28/06/2019	£625,000	Detached		36	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	143	£4,371
30/09/2019	£600,000	Detached		40	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	143	£4,196
30/08/2019	£525,000	Detached		44	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	118	£4,449
30/08/2019	£525,000	Detached		46	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	118	£4,449
29/08/2019	£650,000	Detached		50	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	143	£4,545
18/09/2019	£610,000	Detached		58	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	143	£4,266
28/06/2019	£490,000	Detached		60	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	117	£4,188
28/06/2019	£525,000	Detached		68	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	118	£4,449
31/08/2018	£599,995	Detached		1	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	143	£4,196
31/08/2018	£439,995	Semi-detached		2	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	128	£3,437
31/08/2018	£434,995	Semi-detached		3	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	128	£3,398
31/08/2018	£444,995	Detached		4	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	128	£3,477
21/09/2018	£449,995	Semi-detached		6	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	110	£4,091
30/08/2019	£469,995	Detached		7	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	118	£3,983
27/09/2019	£475,000	Detached		8	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	118	£4,025
30/08/2019	£469,995	Detached		9	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	118	£3,983
31/07/2019	£499,950	Detached		12	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	124	£4,032
27/02/2019	£480,000	Semi-detached		14	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	127	£3,780
18/04/2019	£595,000	Semi-detached		19	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	150	£3,967
17/04/2019	£555,000	Detached		22	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	119	£4,664
26/06/2019	£575,000	Detached		23	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	119	£4,832
03/05/2019	£464,500	Detached		29	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	122	£3,807
16/08/2019	£525,000	Semi-detached		37	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	146	£3,596

20/05/2019	£600,000	Detached		39	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	134	£4,478
26/07/2019	£485,000	Detached		1	SAXON WAY	BROOMFIELD	CHELMSFORD	CM1 7YA	118	£4,110
30/04/2019	£430,000	Semi-detached		7	SAXON WAY	BROOMFIELD	CHELMSFORD	CM1 7YA	98	£4,388
26/07/2019	£425,000	Semi-detached		13	SAXON WAY	BROOMFIELD	CHELMSFORD	CM1 7YA	98	£4,337
19/06/2018	£285,000	Flat	FLAT 1	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,377
24/01/2019	£230,000	Flat	FLAT 10	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	37	£6,216
21/06/2018	£190,000	Flat	FLAT 11	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	31	£6,129
19/12/2018	£220,000	Flat	FLAT 12	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	41	£5,366
08/02/2019	£200,000	Flat	FLAT 13	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,061
18/09/2018	£285,000	Flat	FLAT 14	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,377
08/06/2018	£219,000	Flat	FLAT 15	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	34	£6,441
18/06/2018	£215,000	Flat	FLAT 16	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,515
13/11/2018	£255,000	Flat	FLAT 17	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	47	£5,426
26/09/2018	£265,000	Flat	FLAT 18	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	50	£5,300
08/06/2018	£239,000	Flat	FLAT 19	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	40	£5,975
08/06/2018	£223,000	Flat	FLAT 2	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	34	£6,559
30/07/2018	£277,000	Flat	FLAT 20	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	46	£6,022
18/09/2018	£240,000	Flat	FLAT 21	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	43	£5,581
13/06/2018	£225,000	Flat	FLAT 22	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	42	£5,357
03/10/2018	£220,000	Flat	FLAT 23	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	37	£5,946
15/06/2018	£200,000	Flat	FLAT 24	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	31	£6,452
12/10/2018	£235,000	Flat	FLAT 25	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	41	£5,732
19/06/2018	£219,000	Flat	FLAT 26	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,636
08/06/2018	£293,000	Flat	FLAT 27	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,528
13/02/2019	£210,000	Flat	FLAT 28	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	34	£6,176
20/06/2018	£220,000	Flat	FLAT 29	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,667
19/07/2018	£215,000	Flat	FLAT 3	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,515
08/06/2018	£230,000	Flat	FLAT 30	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	47	£4,894
25/06/2018	£275,000	Flat	FLAT 31	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	50	£5,500
02/10/2018	£225,000	Flat	FLAT 32	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	40	£5,625
20/07/2018	£270,000	Flat	FLAT 33	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	46	£5,870
08/06/2018	£274,000	Flat	FLAT 34	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	43	£6,372
29/05/2018	£259,000	Flat	FLAT 35	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	42	£6,167
07/09/2018	£225,000	Flat	FLAT 36	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	37	£6,081
17/08/2018	£210,000	Flat	FLAT 37	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	31	£6,774
16/11/2018	£235,000	Flat	FLAT 38	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	41	£5,732
08/06/2018	£230,000	Flat	FLAT 39	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,970
08/06/2018	£260,000	Flat	FLAT 4	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	47	£5,532
25/06/2018	£330,000	Flat	FLAT 40	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	61	£5,410
13/08/2018	£280,000	Flat	FLAT 41	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,283
14/09/2018	£300,000	Flat	FLAT 42	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,660
29/06/2018	£280,000	Flat	FLAT 43	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,283
13/08/2018	£300,000	Flat	FLAT 44	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,660
29/06/2018	£350,000	Flat	FLAT 45	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	62	£5,645
07/08/2018	£320,000	Flat	FLAT 46	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	58	£5,517
31/08/2018	£270,000	Flat	FLAT 5	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	50	£5,400
23/11/2018	£225,000	Flat	FLAT 6	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	40	£5,625
31/07/2018	£275,000	Flat	FLAT 7	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	46	£5,978
05/10/2018	£252,000	Flat	FLAT 8	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	43	£5,860
10/07/2018	£250,000	Flat	FLAT 9	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	42	£5,952
30/05/2019	£249,500	Flat		18	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£3,724
18/02/2019	£260,000	Flat		20	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£5,000
31/01/2019	£255,000	Flat		21	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£3,806
29/10/2018	£260,000	Flat		22	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£5,000
07/12/2018	£260,000	Flat		23	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£5,000
14/06/2019	£249,500	Flat		24	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£3,724
05/07/2019	£252,500	Flat		25	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£4,856

04/06/2019	£249,500	Flat			27	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£3,724
10/05/2019	£305,000	Flat			29	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	68	£4,485
29/10/2018	£265,000	Flat			31	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	55	£4,818
06/02/2019	£255,000	Flat			33	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	59	£4,322
31/07/2019	£320,000	Flat			35	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	75	£4,267
31/05/2019	£310,000	Flat			37	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£4,627
01/02/2019	£315,000	Flat			39	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	68	£4,632
22/03/2019	£250,000	Flat			41	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	55	£4,545
31/05/2019	£261,500	Flat			43	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	59	£4,432
18/04/2019	£305,000	Flat			45	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	75	£4,067
05/07/2019	£310,000	Flat			47	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£4,627
11/12/2018	£320,000	Flat			49	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	68	£4,706
02/11/2018	£272,500	Flat			51	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	55	£4,955
21/01/2019	£265,000	Flat			53	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	59	£4,492
30/08/2019	£310,000	Flat			55	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	75	£4,133
26/10/2018	£322,500	Flat			57	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£4,813
31/05/2018	£283,950	Flat	FLAT 27	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,568
27/06/2018	£265,950	Flat	FLAT 28	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,215
31/05/2018	£376,950	Flat	FLAT 3	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	73	£5,164
29/06/2018	£291,950	Flat	FLAT 34	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,725
29/06/2018	£290,950	Flat	FLAT 37	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,705
08/02/2019	£280,950	Flat	FLAT 39	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,509
27/04/2018	£307,950	Flat	FLAT 43	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	50	£6,159
31/05/2018	£286,450	Flat	FLAT 46	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,617
31/05/2018	£302,595	Flat	FLAT 48	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	50	£6,052
06/07/2018	£299,000	Flat	FLAT 49	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	50	£5,980
27/04/2018	£324,950	Flat	FLAT 55	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	58	£5,603
27/04/2018	£310,950	Flat	FLAT 9	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£6,097
26/09/2019	£215,000	Flat	FLAT 1	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	38	£5,658
16/07/2019	£210,000	Flat	FLAT 10	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	32	£6,563
16/07/2019	£205,000	Flat	FLAT 12	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	34	£6,029
15/08/2019	£217,500	Flat	FLAT 14	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	38	£5,724
18/09/2019	£217,500	Flat	FLAT 18	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	36	£6,042
26/09/2019	£215,000	Flat	FLAT 2	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	39	£5,513
16/07/2019	£207,500	Flat	FLAT 20	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	33	£6,288
16/07/2019	£212,500	Flat	FLAT 21	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	34	£6,250
18/09/2019	£217,500	Flat	FLAT 22	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	36	£6,042
16/07/2019	£212,500	Flat	FLAT 23	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	32	£6,641
16/07/2019	£207,500	Flat	FLAT 25	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	34	£6,103
01/08/2019	£180,000	Flat	FLAT 26	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	30	£6,000
18/09/2019	£220,000	Flat	FLAT 28	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	40	£5,500
01/08/2019	£220,000	Flat	FLAT 29	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	39	£5,641
16/07/2019	£210,000	Flat	FLAT 3	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	36	£5,833
16/07/2019	£215,000	Flat	FLAT 31	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	32	£6,719
15/08/2019	£215,000	Flat	FLAT 32	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	35	£6,143
18/09/2019	£220,000	Flat	FLAT 34	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	37	£5,946
26/09/2019	£215,000	Flat	FLAT 4	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	37	£5,811
16/07/2019	£205,000	Flat	FLAT 7	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	33	£6,212
16/07/2019	£210,000	Flat	FLAT 8	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	34	£6,176
15/08/2019	£215,000	Flat	FLAT 9	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	36	£5,972
20/11/2018	£262,500	Flat	43	FRIARS HOUSE 6		PARKWAY		CHELMSFORD	CM2 0NF	68	£3,860
05/09/2018	£245,000	Flat	13	FRIARS HOUSE, 6		PARKWAY		CHELMSFORD	CM2 0NF	68	£3,603
11/05/2018	£270,000	Flat	15	FRIARS HOUSE, 6		PARKWAY		CHELMSFORD	CM2 0NF	77	£3,506
06/04/2018	£180,000	Flat			47	GODFREYS MEWS		CHELMSFORD	CM2 0XF	40	£4,500
17/04/2018	£222,000	Flat			135	WHARF ROAD		CHELMSFORD	CM2 6FS	51	£4,353
19/04/2018	£225,000	Flat			139	WHARF ROAD		CHELMSFORD	CM2 6FS	57	£3,947
19/04/2018	£312,000	Flat			141	WHARF ROAD		CHELMSFORD	CM2 6FS	42	£7,429

23/04/2018	£225,000	Flat			145	WHARF ROAD		CHELMSFORD	CM2 6FS		57	£3,947
20/04/2018	£314,000	Flat			147	WHARF ROAD		CHELMSFORD	CM2 6FS		42	£7,476
20/04/2018	£314,000	Flat			153	WHARF ROAD		CHELMSFORD	CM2 6FS		42	£7,476
26/04/2018	£325,000	Flat			155	WHARF ROAD		CHELMSFORD	CM2 6FS		82	£3,963
26/04/2018	£314,000	Flat			157	WHARF ROAD		CHELMSFORD	CM2 6FS		74	£4,243
26/04/2018	£235,000	Flat			159	WHARF ROAD		CHELMSFORD	CM2 6FS		55	£4,273
26/04/2018	£314,000	Flat			161	WHARF ROAD		CHELMSFORD	CM2 6FS		73	£4,301
27/04/2018	£314,000	Flat			163	WHARF ROAD		CHELMSFORD	CM2 6FS		74	£4,243
26/04/2018	£235,000	Flat			165	WHARF ROAD		CHELMSFORD	CM2 6FS		55	£4,273
04/05/2018	£313,000	Flat			167	WHARF ROAD		CHELMSFORD	CM2 6FS		73	£4,288
27/04/2018	£330,000	Flat			169	WHARF ROAD		CHELMSFORD	CM2 6FS		82	£4,024
27/04/2018	£330,000	Flat			171	WHARF ROAD		CHELMSFORD	CM2 6FS		82	£4,024
20/04/2018	£265,000	Flat	47	RIVERS HOUSE, 129		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL		65	£4,077
20/04/2018	£285,000	Terraced			128	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7FJ		67	£4,254
24/10/2018	£280,000	Terraced			130	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7FJ		68	£4,118
25/05/2018	£264,000	Flat	1	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,940
18/05/2018	£266,000	Flat	10	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	No data available		
08/05/2018	£198,000	Flat	11	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		47	£4,213
14/05/2018	£193,000	Flat	12	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		47	£4,106
18/05/2018	£261,000	Flat	13	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		66	£3,955
06/04/2018	£288,000	Flat	15	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		84	£3,429
09/04/2018	£268,000	Flat	16	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£4,000
09/04/2018	£268,000	Flat	17	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£4,000
03/04/2018	£263,000	Flat	19	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,925
29/05/2018	£264,000	Flat	2	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,940
10/05/2018	£261,500	Flat	3	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,903
27/04/2018	£272,000	Flat	34	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£4,060
23/04/2018	£201,000	Flat	35	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		48	£4,188
30/04/2018	£198,500	Flat	36	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		48	£4,135
05/06/2018	£280,000	Flat	37	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£4,179
30/04/2018	£266,000	Flat	4	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,970
03/04/2018	£282,000	Flat	44	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		66	£4,273
23/04/2018	£266,000	Flat	5	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,970
04/05/2018	£263,500	Flat	6	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		69	£3,819
30/04/2018	£261,000	Flat	7	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,896
24/05/2018	£196,000	Flat	8	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		46	£4,261
18/05/2018	£284,000	Flat	9	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		66	£4,303
29/06/2018	£399,950	Semi-detached			86	WOOD STREET		CHELMSFORD	CM2 9FQ		93	£4,301
29/06/2018	£404,950	Semi-detached			88	WOOD STREET		CHELMSFORD	CM2 9FQ		93	£4,354
29/06/2018	£364,950	Semi-detached			90	WOOD STREET		CHELMSFORD	CM2 9FQ		73	£4,999
29/06/2018	£500,000	Semi-detached			92	WOOD STREET		CHELMSFORD	CM2 9FQ		124	£4,032
20/04/2018	£720,000	Detached			9	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY		142	£5,070
18/06/2018	£1,200,000	Detached			11	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY		298	£4,027
27/04/2018	£1,380,000	Detached			13	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY		298	£4,631
13/04/2018	£616,000	Detached			21	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY		142	£4,338
29/08/2019	£419,995	Detached			4	WILLIS MEAD ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1FL		91	£4,615
30/04/2019	£504,995	Detached			5	WILLIS MEAD ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1FL		114	£4,430
31/05/2019	£519,995	Detached			1	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN		118	£4,407
31/07/2019	£499,995	Detached			2	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN		114	£4,386
10/10/2019	£514,995	Detached			4	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN		118	£4,364
18/09/2019	£329,995	Detached			5	SEARLE PLACE	GREAT LEIGHS	CHELMSFORD	CM3 1FP		71	£4,648
03/06/2019	£811,807	Detached			1	RYE FIELD CLOSE		CHELMSFORD	CM3 1FQ		73	£11,121
03/08/2018	£637,995	Detached			7	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG		189	£3,376
28/06/2018	£584,995	Detached			9	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG		163	£3,589
26/10/2018	£519,995	Detached			11	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG		164	£3,171
29/06/2018	£580,000	Detached			13	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG		163	£3,558
29/06/2018	£600,000	Detached			17	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG		160	£3,750

30/04/2018	£600,000	Detached		19	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG	160	£3,750
30/04/2018	£600,000	Detached		21	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG	174	£3,448
20/06/2019	£600,000	Detached		29	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG	174	£3,448
06/07/2018	£399,995	Semi-detached		22	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	97	£4,124
21/02/2019	£409,995	Semi-detached		34	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	97	£4,227
27/07/2018	£405,895	Semi-detached		36	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	97	£4,184
23/07/2018	£414,995	Detached		38	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FH	97	£4,278
25/04/2019	£559,000	Detached		48	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FH	174	£3,213
27/07/2018	£439,995	Detached		13	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	97	£4,536
30/07/2018	£554,995	Detached		14	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	140	£3,964
31/01/2019	£559,995	Detached		15	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	140	£4,000
30/04/2019	£564,995	Detached		16	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	174	£3,247
28/02/2019	£649,995	Detached		17	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	189	£3,439
29/06/2018	£449,995	Detached		18	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	97	£4,639
29/06/2018	£449,995	Detached		19	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	97	£4,639
31/01/2019	£579,995	Detached		20	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	160	£3,625
01/06/2018	£439,995	Detached		28	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	97	£4,536
10/07/2018	£430,000	Detached		67	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FP	100	£4,300
29/03/2019	£599,995	Detached		4	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	174	£3,448
30/11/2018	£600,000	Detached		6	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	163	£3,681
29/03/2019	£659,995	Detached		8	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	189	£3,492
24/08/2018	£649,995	Detached		14	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	189	£3,439
30/07/2018	£600,000	Detached		16	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	174	£3,448
30/07/2018	£600,000	Detached		18	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	174	£3,448
04/09/2018	£636,996	Detached		20	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	189	£3,370
28/02/2019	£539,995	Detached		28	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	129	£4,186
07/06/2019	£834,995	Detached		30	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	246	£3,394
28/05/2019	£564,995	Detached		32	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	174	£3,247
14/06/2019	£749,995	Detached		34	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	246	£3,049
25/07/2018	£599,995	Detached		4	NIBLICK GREEN	BROOMFIELD	CHELMSFORD	CM3 3FS	152	£3,947
12/04/2018	£670,000	Detached		6	NIBLICK GREEN	BROOMFIELD	CHELMSFORD	CM3 3FS	191	£3,508
17/05/2018	£440,000	Detached		10	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	118	£3,729
19/04/2018	£495,000	Detached		17	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	116	£4,267
08/05/2018	£699,950	Detached		19	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	166	£4,217
08/06/2018	£785,000	Detached		21	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	202	£3,886
16/04/2018	£485,000	Detached		22	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	116	£4,181
22/06/2018	£785,000	Detached		23	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	185	£4,243
06/09/2018	£745,000	Detached		24	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	202	£3,688
12/09/2018	£699,950	Detached		25	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	168	£4,166
16/05/2018	£699,950	Detached		26	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	166	£4,217
29/08/2018	£595,000	Detached		27	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	133	£4,474
16/05/2018	£820,000	Detached		35	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	185	£4,432
11/05/2018	£499,950	Terraced		14	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	158	£3,164
01/08/2018	£492,000	Terraced		20	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	146	£3,370
20/04/2018	£485,000	Terraced		22	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	160	£3,031
20/04/2018	£475,000	Terraced		26	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	158	£3,006
19/06/2018	£490,000	Terraced		32	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	158	£3,101
26/06/2018	£475,000	Terraced		34	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	161	£2,950
26/07/2019	£450,000	Detached		2	ROYAL BIRKDALE GARDENS	LITTLE WALTHAM	CHELMSFORD	CM3 3GF	110	£4,091
26/07/2019	£585,000	Detached		8	ROYAL BIRKDALE GARDENS	LITTLE WALTHAM	CHELMSFORD	CM3 3GF	147	£3,980
01/08/2019	£381,000	Detached		9	ROYAL BIRKDALE GARDENS	LITTLE WALTHAM	CHELMSFORD	CM3 3GF	86	£4,430
28/06/2019	£414,995	Detached		1	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	83	£5,000
28/06/2019	£409,995	Detached		3	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	83	£4,940
09/07/2019	£549,995	Detached		5	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	131	£4,198
11/07/2019	£474,995	Detached		7	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	105	£4,524
19/07/2019	£399,995	Detached		9	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£4,444
19/07/2019	£524,995	Detached		11	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	119	£4,412

25/07/2019	£425,000	Detached		13	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£4,722
26/07/2019	£449,995	Detached		15	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£5,000
20/09/2019	£600,000	Detached		19	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	144	£4,167
30/09/2019	£559,995	Detached		21	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	130	£4,308
09/10/2019	£629,995	Detached		23	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	144	£4,375
23/10/2019	£405,000	Semi-detached		27	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£4,500
29/08/2019	£659,995	Detached		2	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	166	£3,976
30/08/2019	£539,995	Detached		4	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	131	£4,122
30/08/2019	£544,995	Detached		6	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	130	£4,192
08/10/2019	£414,995	Semi-detached		140	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	84	£4,940
12/04/2018	£500,000	Semi-detached		21	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	115	£4,348
08/06/2018	£510,000	Semi-detached		34	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,359
15/05/2018	£600,000	Detached		39	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	132	£4,545
25/10/2018	£405,000	Terraced		40	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	132	£3,068
07/03/2019	£400,000	Flat	FLAT 2	QUINLAN COURT, 78	MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	80	£5,000
11/01/2019	£522,500	Detached		2	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	119	£4,391
29/04/2019	£495,000	Semi-detached		4	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	94	£5,266
15/01/2019	£480,000	Semi-detached		6	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	94	£5,106
22/10/2018	£550,000	Detached		8	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	106	£5,189
28/08/2018	£450,000	Detached		7	EVES CORNER	DANBURY	CHELMSFORD	CM3 4QF	78	£5,769
28/06/2019	£472,500	Terraced	7A		EVES CORNER	DANBURY	CHELMSFORD	CM3 4QF	94	£5,027
17/12/2018	£495,000	Terraced	7B		EVES CORNER	DANBURY	CHELMSFORD	CM3 4QF	94	£5,266

### Appendix 3: Land Registry Price Paid & EPC on Existing Dwellings sold in Chelmsford & South Woodham Ferrers between April 2018 and October 2019

Date	Price Paid	Type	SAON	PAON	Street	Locality	Town	Postcode
22/03/2019	£310,000	Flat			10 HARDY CLOSE		CHELMSFORD	CM1 1AE
31/05/2019	£465,000	Terraced			24 HARDY CLOSE		CHELMSFORD	CM1 1AE
28/02/2019	£295,000	Flat			36 HARDY CLOSE		CHELMSFORD	CM1 1AE
28/06/2019	£212,000	Flat			37 HARDY CLOSE		CHELMSFORD	CM1 1AE
20/06/2019	£285,000	Flat			38 HARDY CLOSE		CHELMSFORD	CM1 1AE
29/03/2019	£230,000	Flat			39 HARDY CLOSE		CHELMSFORD	CM1 1AE
25/06/2019	£221,500	Flat			40 HARDY CLOSE		CHELMSFORD	CM1 1AE
28/02/2019	£320,000	Flat			43 HARDY CLOSE		CHELMSFORD	CM1 1AE
16/05/2019	£230,000	Flat			44 HARDY CLOSE		CHELMSFORD	CM1 1AE
21/03/2019	£225,000	Flat			45 HARDY CLOSE		CHELMSFORD	CM1 1AE
04/07/2019	£242,500	Flat			47 HARDY CLOSE		CHELMSFORD	CM1 1AE
17/05/2019	£225,000	Flat			58 HARDY CLOSE		CHELMSFORD	CM1 1AE
14/05/2019	£350,000	Flat			60 HARDY CLOSE		CHELMSFORD	CM1 1AE
15/05/2019	£240,000	Flat			62 HARDY CLOSE		CHELMSFORD	CM1 1AE
21/06/2019	£230,000	Flat			63 HARDY CLOSE		CHELMSFORD	CM1 1AE
24/08/2018	£310,000	Flat			26 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
28/08/2019	£327,000	Flat			36 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
27/04/2018	£320,000	Flat			44 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
09/08/2019	£237,500	Flat			48 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
23/04/2019	£335,000	Flat			50 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
24/10/2019	£240,000	Flat			58 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
03/09/2018	£325,000	Flat			92 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
01/10/2018	£250,000	Flat			116 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
13/08/2019	£235,000	Flat			5 WATSON HEIGHTS		CHELMSFORD	CM1 1AG
13/04/2018	£250,000	Flat			29 WATSON HEIGHTS		CHELMSFORD	CM1 1AG
03/05/2019	£300,000	Flat			31 WATSON HEIGHTS		CHELMSFORD	CM1 1AG
27/04/2018	£322,000	Flat			166 WATSON HEIGHTS		CHELMSFORD	CM1 1AP
19/12/2018	£270,000	Flat			174 WATSON HEIGHTS		CHELMSFORD	CM1 1AP
04/10/2019	£310,000	Flat			232 WATSON HEIGHTS		CHELMSFORD	CM1 1AP
01/03/2019	£275,000	Flat			242 WATSON HEIGHTS		CHELMSFORD	CM1 1AP
13/04/2018	£77,500	Flat			31 CUNARD SQUARE		CHELMSFORD	CM1 1AQ
28/01/2019	£78,750	Flat			33 CUNARD SQUARE		CHELMSFORD	CM1 1AQ
10/09/2019	£412,000	Flat	FLAT 2	1A	HIGH STREET		CHELMSFORD	CM1 1BE
16/08/2019	£320,000	Flat	FLAT 3	1A	HIGH STREET		CHELMSFORD	CM1 1BE
11/10/2019	£253,000	Flat	FLAT 6	1A	HIGH STREET		CHELMSFORD	CM1 1BE
30/08/2019	£345,000	Flat	FLAT 7	1A	HIGH STREET		CHELMSFORD	CM1 1BE
18/12/2018	£99,995	Flat			14 DUNN SIDE		CHELMSFORD	CM1 1BY
03/09/2019	£468,000	Terraced			24 DUNN SIDE		CHELMSFORD	CM1 1BY
07/06/2019	£323,000	Flat			60 DUNN SIDE		CHELMSFORD	CM1 1BY
12/07/2019	£486,500	Terraced			27 DUNN SIDE		CHELMSFORD	CM1 1DL
17/10/2019	£275,000	Flat			107 DUNN SIDE		CHELMSFORD	CM1 1DL
26/07/2019	£343,000	Flat			123 DUNN SIDE		CHELMSFORD	CM1 1DL
04/05/2018	£340,000	Flat			129 DUNN SIDE		CHELMSFORD	CM1 1DL
07/09/2018	£140,000	Flat	113	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
31/10/2019	£133,000	Flat	116	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
08/08/2018	£150,000	Flat	118	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
31/05/2019	£149,995	Flat	17	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
09/08/2019	£130,000	Flat	208	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
31/07/2018	£120,000	Flat	214	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
02/08/2019	£390,000	Terraced			5 TINDAL SQUARE		CHELMSFORD	CM1 1EH
07/08/2018	£225,000	Flat	41	CANSIDE	MEADOW WALK		CHELMSFORD	CM1 1FU
11/04/2018	£425,000	Flat			43 BOND STREET		CHELMSFORD	CM1 1GD
12/08/2019	£180,000	Flat			57 BOND STREET		CHELMSFORD	CM1 1GD

24/09/2019	£285,000	Flat			81	BOND STREET		CHELMSFORD	CM1 1GD
02/05/2019	£622,500	Flat			99	BOND STREET		CHELMSFORD	CM1 1GD
03/08/2018	£555,000	Flat			105	BOND STREET		CHELMSFORD	CM1 1GD
21/12/2018	£250,000	Flat			11	VICTORIA COURT		CHELMSFORD	CM1 1GL
25/05/2018	£250,000	Flat			29	VICTORIA COURT		CHELMSFORD	CM1 1GL
05/04/2019	£189,000	Flat	FLAT 14	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN
31/01/2019	£280,000	Flat	FLAT 19	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN
09/08/2018	£210,000	Flat	FLAT 34	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN
19/07/2019	£180,000	Flat	FLAT 48	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN
28/08/2018	£210,000	Flat	FLAT 6	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN
05/09/2018	£205,000	Flat			8	VICTORIA COURT		CHELMSFORD	CM1 1GP
08/11/2018	£220,000	Flat			16	VICTORIA COURT		CHELMSFORD	CM1 1GP
10/09/2019	£265,000	Flat			60	VICTORIA COURT		CHELMSFORD	CM1 1GP
10/07/2018	£252,000	Flat			68	VICTORIA COURT		CHELMSFORD	CM1 1GP
24/08/2018	£215,000	Flat			84	VICTORIA COURT		CHELMSFORD	CM1 1GP
20/09/2019	£227,000	Flat			90	VICTORIA COURT		CHELMSFORD	CM1 1GP
14/06/2018	£284,000	Flat			104	VICTORIA COURT		CHELMSFORD	CM1 1GP
19/12/2018	£277,500	Flat			106	VICTORIA COURT		CHELMSFORD	CM1 1GP
20/08/2019	£290,000	Flat	11	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
30/11/2018	£220,000	Flat	18	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
27/04/2018	£225,000	Flat	28	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
11/10/2019	£255,000	Flat	32	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
15/03/2019	£305,000	Flat	42	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
25/05/2018	£318,000	Flat	51	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
01/08/2019	£225,000	Flat	FLAT 11	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW
21/06/2018	£77,500	Flat	FLAT 12	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW
25/09/2018	£280,000	Flat	FLAT 7	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW
29/08/2019	£242,000	Flat			19	WELLS STREET		CHELMSFORD	CM1 1HX
28/02/2019	£395,000	Terraced			41	MARCONI ROAD		CHELMSFORD	CM1 1LR
28/02/2019	£422,495	Terraced			41	MARCONI ROAD		CHELMSFORD	CM1 1LR
12/04/2019	£377,000	Terraced			43	MARCONI ROAD		CHELMSFORD	CM1 1LR
20/12/2018	£215,000	Flat	FLAT 10	THE PHOENIX, 41		NEW STREET		CHELMSFORD	CM1 1PT
12/04/2019	£215,000	Flat	FLAT 5	THE PHOENIX, 41		NEW STREET		CHELMSFORD	CM1 1PT
15/03/2019	£203,000	Flat	FLAT 9	THE PHOENIX, 41		NEW STREET		CHELMSFORD	CM1 1PT
25/01/2019	£325,000	Terraced			7	BISHOP ROAD		CHELMSFORD	CM1 1PX
25/10/2019	£377,000	Terraced			22	BISHOP ROAD		CHELMSFORD	CM1 1PX
20/05/2019	£410,000	Terraced			25	BISHOP ROAD		CHELMSFORD	CM1 1PX
24/09/2019	£372,500	Semi-detached			26	BISHOP ROAD		CHELMSFORD	CM1 1PX
07/12/2018	£430,000	Terraced			29	BISHOP ROAD		CHELMSFORD	CM1 1PX
05/06/2019	£285,000	Terraced			50	BISHOP ROAD		CHELMSFORD	CM1 1PX
09/07/2019	£346,500	Terraced			63	BISHOP ROAD		CHELMSFORD	CM1 1PY
12/04/2019	£437,500	Detached			85	BISHOP ROAD		CHELMSFORD	CM1 1PY
30/08/2019	£399,995	Terraced			89	BISHOP ROAD		CHELMSFORD	CM1 1QA
25/10/2019	£350,000	Terraced			114	BISHOP ROAD		CHELMSFORD	CM1 1QA
27/09/2019	£345,000	Terraced			14	MARCONI ROAD		CHELMSFORD	CM1 1QB
04/10/2019	£285,000	Terraced			24	MARCONI ROAD		CHELMSFORD	CM1 1QB
26/07/2019	£372,000	Terraced			42	MARCONI ROAD		CHELMSFORD	CM1 1QD
20/07/2018	£410,000	Terraced			50	MARCONI ROAD		CHELMSFORD	CM1 1QD
09/08/2018	£306,000	Terraced			8	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF
06/04/2018	£365,000	Terraced			2	GLEBE ROAD		CHELMSFORD	CM1 1QG
28/06/2018	£200,000	Flat			13	GLEBE ROAD		CHELMSFORD	CM1 1QG
10/04/2018	£200,000	Flat		19B		GLEBE ROAD		CHELMSFORD	CM1 1QG
31/05/2018	£290,000	Terraced			6	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ
03/05/2019	£280,000	Terraced			23	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ
02/08/2019	£275,000	Semi-detached			24	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ
01/10/2019	£350,000	Terraced			1	STEAMER TERRACE		CHELMSFORD	CM1 1QP
26/10/2018	£318,000	Terraced			4	STEAMER TERRACE		CHELMSFORD	CM1 1QP



01/06/2018	£292,000	Terraced			8	STEAMER TERRACE		CHELMSFORD	CM1 1QP
14/05/2018	£185,000	Flat			40	RAILWAY STREET		CHELMSFORD	CM1 1QS
27/09/2019	£388,500	Terraced			92	RECTORY LANE		CHELMSFORD	CM1 1RF
13/07/2018	£410,000	Terraced			5	HENRY ROAD		CHELMSFORD	CM1 1RG
01/04/2019	£316,000	Semi-detached		32A		HENRY ROAD		CHELMSFORD	CM1 1RG
22/10/2019	£305,000	Terraced			35	HENRY ROAD		CHELMSFORD	CM1 1RG
01/11/2018	£335,000	Flat	FLAT 1	CEDAR HURST, 130		BROOMFIELD ROAD		CHELMSFORD	CM1 1RN
16/04/2018	£1,150,000	Detached		132A		BROOMFIELD ROAD		CHELMSFORD	CM1 1RN
08/06/2018	£235,000	Flat	FLAT 8	WINCHESTER COURT, 173		BROOMFIELD ROAD		CHELMSFORD	CM1 1RT
16/08/2019	£601,287	Semi-detached			14	FIRST AVENUE		CHELMSFORD	CM1 1RU
18/01/2019	£445,000	Semi-detached			24	FIRST AVENUE		CHELMSFORD	CM1 1RU
24/08/2018	£560,000	Detached			29	FIRST AVENUE		CHELMSFORD	CM1 1RX
25/10/2019	£475,000	Semi-detached			57	FIRST AVENUE		CHELMSFORD	CM1 1RX
04/01/2019	£572,000	Semi-detached			61	FIRST AVENUE		CHELMSFORD	CM1 1RX
10/07/2018	£200,000	Flat	FLAT 18	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY
19/07/2019	£220,000	Flat	FLAT 21	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY
25/06/2019	£220,000	Flat	FLAT 30	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY
02/08/2019	£208,000	Flat	FLAT 5	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY
01/05/2018	£210,000	Flat	FLAT 15	HODGE COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SD
28/09/2018	£229,000	Flat	FLAT 18	HODGE COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SD
04/10/2019	£292,000	Terraced			4	JUBILEE TERRACE		CHELMSFORD	CM1 1SE
27/09/2019	£300,000	Terraced			4	JUBILEE TERRACE		CHELMSFORD	CM1 1SE
24/01/2019	£555,000	Detached			2	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF
09/04/2018	£850,000	Detached			3	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF
29/11/2018	£815,000	Detached			5	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF
21/06/2019	£525,000	Detached			6	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF
01/10/2018	£267,500	Flat	13	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ
26/06/2019	£197,000	Flat	18	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ
31/07/2018	£250,000	Flat	19	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ
30/09/2019	£170,000	Flat	29	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ
23/09/2019	£195,000	Flat	37	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ
11/05/2018	£180,000	Flat	FLAT 1	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
21/05/2018	£168,000	Flat	FLAT 2	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
01/11/2018	£186,000	Flat	FLAT 3	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
29/05/2018	£182,500	Flat	FLAT 4	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
04/05/2018	£170,000	Flat	FLAT 5	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
25/05/2018	£199,000	Flat	FLAT 6	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
20/06/2018	£197,500	Flat	FLAT 7	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
31/05/2018	£195,000	Flat	FLAT 8	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
07/06/2018	£170,000	Flat		84F		BROOMFIELD ROAD		CHELMSFORD	CM1 1SS
17/09/2018	£275,000	Flat	FLAT 1	ONSLow HOUSE		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW
15/03/2019	£212,000	Flat	15	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW
11/04/2018	£190,000	Flat	17	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW
14/05/2018	£185,000	Flat	27	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW
11/04/2018	£208,500	Flat	3	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW
22/08/2019	£245,000	Flat	FLAT 1	BELLAMY COURT, 1		BROOMFIELD ROAD		CHELMSFORD	CM1 1SY
31/05/2018	£206,000	Flat	FLAT 8	BELLAMY COURT, 1		BROOMFIELD ROAD		CHELMSFORD	CM1 1SY
12/07/2018	£390,000	Semi-detached		55A		COVAL LANE		CHELMSFORD	CM1 1TG
25/01/2019	£310,000	Terraced			63	COVAL LANE		CHELMSFORD	CM1 1TG
27/04/2018	£171,000	Flat			64	COVAL LANE		CHELMSFORD	CM1 1TG
26/10/2018	£525,000	Detached			67	COVAL LANE		CHELMSFORD	CM1 1TG
19/10/2018	£399,950	Semi-detached			4	ELGIN AVENUE		CHELMSFORD	CM1 1TN
23/11/2018	£470,000	Semi-detached			4	PRYKES DRIVE		CHELMSFORD	CM1 1TP
16/11/2018	£421,000	Semi-detached			6	PRYKES DRIVE		CHELMSFORD	CM1 1TP
12/07/2018	£475,000	Semi-detached			7	PRYKES DRIVE		CHELMSFORD	CM1 1TP
09/10/2019	£295,000	Detached			2	ALMA DRIVE		CHELMSFORD	CM1 1TW
12/02/2019	£216,000	Flat			101	DURRANT COURT		CHELMSFORD	CM1 1UE

12/04/2019	£212,500	Flat			217	DURRANT COURT		CHELMSFORD	CM1 1UE
29/06/2018	£230,000	Flat			407	DURRANT COURT		CHELMSFORD	CM1 1UE
12/07/2019	£205,000	Flat			412	DURRANT COURT		CHELMSFORD	CM1 1UE
15/06/2018	£235,000	Flat			416	DURRANT COURT		CHELMSFORD	CM1 1UE
01/03/2019	£243,000	Flat			420	DURRANT COURT		CHELMSFORD	CM1 1UE
09/09/2019	£310,000	Terraced			4	PARK AVENUE		CHELMSFORD	CM1 2AA
08/11/2018	£560,000	Semi-detached			20	PARK AVENUE		CHELMSFORD	CM1 2AA
07/06/2019	£330,000	Terraced			39	PARK AVENUE		CHELMSFORD	CM1 2AB
18/07/2018	£400,000	Semi-detached			18	SWISS AVENUE		CHELMSFORD	CM1 2AD
29/05/2019	£500,000	Semi-detached			21	SWISS AVENUE		CHELMSFORD	CM1 2AD
12/10/2018	£460,000	Semi-detached			38	SWISS AVENUE		CHELMSFORD	CM1 2AD
10/08/2018	£383,000	Detached			65	SWISS AVENUE		CHELMSFORD	CM1 2AE
03/12/2018	£380,000	Semi-detached			107	SWISS AVENUE		CHELMSFORD	CM1 2AF
21/06/2019	£440,000	Terraced			126	SWISS AVENUE		CHELMSFORD	CM1 2AF
06/07/2018	£490,000	Semi-detached			130	SWISS AVENUE		CHELMSFORD	CM1 2AF
22/08/2019	£280,000	Semi-detached			140	SWISS AVENUE		CHELMSFORD	CM1 2AF
27/11/2018	£269,000	Semi-detached			17	DIXON AVENUE		CHELMSFORD	CM1 2AH
09/08/2018	£264,500	Semi-detached			39	NORTH AVENUE		CHELMSFORD	CM1 2AN
15/03/2019	£267,000	Terraced			40	OCKELFORD AVENUE		CHELMSFORD	CM1 2AP
10/10/2019	£318,000	Semi-detached			31	DIXON AVENUE		CHELMSFORD	CM1 2AQ
28/06/2019	£311,000	Semi-detached		7A		CORPORATION ROAD		CHELMSFORD	CM1 2AR
31/08/2018	£290,000	Semi-detached			42	CORPORATION ROAD		CHELMSFORD	CM1 2AR
20/12/2018	£285,000	Semi-detached			5	WOODLAND ROAD		CHELMSFORD	CM1 2AT
06/04/2018	£360,000	Semi-detached			11	WOODLAND ROAD		CHELMSFORD	CM1 2AT
25/10/2018	£326,000	Semi-detached			43	OCKELFORD AVENUE		CHELMSFORD	CM1 2AW
20/03/2019	£370,000	Terraced			145	KINGS ROAD		CHELMSFORD	CM1 2BA
20/07/2018	£338,000	Semi-detached			71	KINGS ROAD		CHELMSFORD	CM1 2BB
24/08/2018	£295,000	Semi-detached			77	KINGS ROAD		CHELMSFORD	CM1 2BB
29/03/2019	£147,000	Flat		133A		KINGS ROAD		CHELMSFORD	CM1 2BD
19/10/2018	£262,000	Terraced			8	CHRISTY AVENUE		CHELMSFORD	CM1 2BG
29/06/2018	£265,000	Semi-detached			10	CHRISTY AVENUE		CHELMSFORD	CM1 2BG
27/11/2018	£242,500	Terraced			59	THE GREEN		CHELMSFORD	CM1 2BQ
06/11/2018	£270,000	Semi-detached			24	LANGTON AVENUE		CHELMSFORD	CM1 2BS
19/10/2018	£296,000	Semi-detached			3	TAYLOR AVENUE		CHELMSFORD	CM1 2BT
30/01/2019	£143,670	Terraced			69	LANGTON AVENUE		CHELMSFORD	CM1 2BW
08/02/2019	£315,000	Semi-detached			14	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ
05/10/2018	£250,000	Semi-detached			64	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ
15/03/2019	£275,000	Terraced			39	ANDERSON AVENUE		CHELMSFORD	CM1 2DA
14/09/2018	£260,000	Terraced			65	WEST AVENUE		CHELMSFORD	CM1 2DD
27/09/2019	£243,500	Terraced			87	WEST AVENUE		CHELMSFORD	CM1 2DD
27/06/2018	£300,000	Semi-detached			14	WEST AVENUE		CHELMSFORD	CM1 2DE
29/10/2018	£314,000	Semi-detached			154	WEST AVENUE		CHELMSFORD	CM1 2DF
11/10/2019	£810,000	Detached			22	PINES ROAD		CHELMSFORD	CM1 2DL
23/01/2019	£307,000	Semi-detached			7	MELBOURNE AVENUE		CHELMSFORD	CM1 2DN
25/01/2019	£200,000	Flat			67	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR
30/04/2019	£265,000	Semi-detached			95	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR
05/07/2018	£270,000	Semi-detached			105	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR
20/09/2018	£335,000	Semi-detached			14	MELBOURNE AVENUE		CHELMSFORD	CM1 2DX
26/03/2019	£137,000	Flat			37	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2DZ
12/02/2019	£256,000	Terraced			24	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EA
07/11/2018	£272,500	Terraced			48	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EB
17/04/2019	£300,000	Terraced			4	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE
17/06/2019	£270,000	Terraced			11	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE
21/06/2019	£303,000	Terraced			12	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE
08/03/2019	£292,000	Terraced			17	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE
08/06/2018	£195,000	Flat			13	CANBERRA CLOSE		CHELMSFORD	CM1 2EF
07/06/2019	£198,000	Flat			20	CANBERRA CLOSE		CHELMSFORD	CM1 2EF

25/06/2018	£295,000	Terraced		32	CANBERRA CLOSE	CHELMSFORD	CM1 2EF
09/01/2019	£300,000	Terraced		25	ST NAZAIRE ROAD	CHELMSFORD	CM1 2EG
23/08/2019	£330,000	Semi-detached		47	ST NAZAIRE ROAD	CHELMSFORD	CM1 2EG
18/05/2018	£270,000	Semi-detached		50	SALERNO WAY	CHELMSFORD	CM1 2EH
16/08/2019	£290,000	Terraced		12	HOBART CLOSE	CHELMSFORD	CM1 2ES
23/11/2018	£335,000	Terraced		20	HOBART CLOSE	CHELMSFORD	CM1 2ES
06/07/2018	£203,000	Flat		33	HOBART CLOSE	CHELMSFORD	CM1 2ES
08/09/2019	£195,000	Flat		37	HOBART CLOSE	CHELMSFORD	CM1 2ES
23/04/2019	£280,000	Semi-detached		16	CHEVIOT DRIVE	CHELMSFORD	CM1 2EU
12/12/2018	£275,000	Semi-detached		29	CHEVIOT DRIVE	CHELMSFORD	CM1 2EU
05/04/2019	£312,000	Semi-detached		74	CHEVIOT DRIVE	CHELMSFORD	CM1 2EX
30/05/2018	£258,000	Terraced		75	CHEVIOT DRIVE	CHELMSFORD	CM1 2EX
17/08/2018	£290,000	Semi-detached		113	PINES ROAD	CHELMSFORD	CM1 2EZ
05/07/2019	£265,000	Semi-detached		125	PINES ROAD	CHELMSFORD	CM1 2EZ
31/05/2019	£275,000	Semi-detached		125	PINES ROAD	CHELMSFORD	CM1 2EZ
28/09/2018	£249,500	Semi-detached		127	PINES ROAD	CHELMSFORD	CM1 2EZ
05/09/2018	£385,000	Terraced	16	DERWENT COURT	HOBART CLOSE	CHELMSFORD	CM1 2FN
30/09/2019	£200,000	Flat	28	DERWENT COURT	HOBART CLOSE	CHELMSFORD	CM1 2FN
30/07/2019	£210,000	Flat	3	DERWENT COURT	HOBART CLOSE	CHELMSFORD	CM1 2FN
31/08/2018	£200,000	Flat	32	DERWENT COURT	HOBART CLOSE	CHELMSFORD	CM1 2FN
31/07/2018	£420,000	Semi-detached		2	BEECHES CRESCENT	CHELMSFORD	CM1 2FU
24/05/2018	£79,500	Flat	17	PRIMULA COURT	PRIMROSE HILL	CHELMSFORD	CM1 2FZ
15/08/2019	£105,000	Flat	42	PRIMULA COURT	PRIMROSE HILL	CHELMSFORD	CM1 2FZ
21/08/2019	£670,000	Detached		16	RIDDIFORD DRIVE	CHELMSFORD	CM1 2GB
11/05/2018	£385,000	Semi-detached		19	RIDDIFORD DRIVE	CHELMSFORD	CM1 2GB
11/12/2018	£225,000	Flat		25	RIDDIFORD DRIVE	CHELMSFORD	CM1 2GB
22/03/2019	£750,000	Detached		2	RICHARDSON PLACE	CHELMSFORD	CM1 2GD
31/05/2019	£660,000	Detached		6	RICHARDSON PLACE	CHELMSFORD	CM1 2GD
16/05/2019	£650,000	Detached		5	MACE WALK	CHELMSFORD	CM1 2GE
21/08/2019	£540,000	Semi-detached		7	GOODIER ROAD	CHELMSFORD	CM1 2GG
09/09/2019	£221,000	Flat		18	GOODIER ROAD	CHELMSFORD	CM1 2GG
08/05/2018	£225,000	Flat		65	GOODIER ROAD	CHELMSFORD	CM1 2GG
18/12/2018	£220,000	Flat		77	GOODIER ROAD	CHELMSFORD	CM1 2GG
08/06/2018	£242,500	Flat		7	WICKS PLACE	CHELMSFORD	CM1 2GH
31/08/2018	£230,000	Flat		9	WICKS PLACE	CHELMSFORD	CM1 2GH
29/10/2018	£240,000	Flat		12	WICKS PLACE	CHELMSFORD	CM1 2GH
12/06/2018	£240,000	Flat		17	WICKS PLACE	CHELMSFORD	CM1 2GH
31/05/2018	£172,500	Flat		1	CHILTERN CLOSE	CHELMSFORD	CM1 2GJ
24/08/2018	£190,000	Flat		11	CHILTERN CLOSE	CHELMSFORD	CM1 2GJ
29/06/2018	£172,500	Flat		23	CHILTERN CLOSE	CHELMSFORD	CM1 2GJ
20/07/2018	£170,000	Flat		24	CHILTERN CLOSE	CHELMSFORD	CM1 2GJ
18/07/2018	£267,000	Flat		2	FOREMANS	CHELMSFORD	CM1 2GQ
17/12/2018	£245,000	Flat		8	FOREMANS	CHELMSFORD	CM1 2GQ
01/10/2018	£590,000	Terraced		9	WINDLEY TYE	CHELMSFORD	CM1 2GR
25/09/2019	£585,000	Terraced		17	WINDLEY TYE	CHELMSFORD	CM1 2GR
23/11/2018	£431,000	Semi-detached		20	WINDLEY TYE	CHELMSFORD	CM1 2GR
04/09/2018	£320,000	Terraced		7	PAN WALK	CHELMSFORD	CM1 2HD
15/07/2019	£325,000	Terraced		5	BEAUMONT WALK	CHELMSFORD	CM1 2HF
12/10/2018	£268,500	Terraced		8	BEAUMONT WALK	CHELMSFORD	CM1 2HF
01/10/2018	£290,000	Terraced		27	PENNINE ROAD	CHELMSFORD	CM1 2HG
09/08/2019	£262,000	Semi-detached		57	PENNINE ROAD	CHELMSFORD	CM1 2HG
25/07/2019	£250,000	Semi-detached		57	PENNINE ROAD	CHELMSFORD	CM1 2HG
31/10/2018	£275,000	Terraced		1	GRAMPIAN GROVE	CHELMSFORD	CM1 2HJ
30/09/2019	£277,000	Semi-detached		14	GRAMPIAN GROVE	CHELMSFORD	CM1 2HJ
11/01/2019	£265,000	Terraced		4	MALVERN CLOSE	CHELMSFORD	CM1 2HL
26/07/2019	£265,000	Terraced		47	MENDIP ROAD	CHELMSFORD	CM1 2HN
18/07/2019	£295,000	Semi-detached		56	WICKLOW AVENUE	CHELMSFORD	CM1 2HQ

20/12/2018	£200,000	Flat		62	MENDIP ROAD	CHELMSFORD	CM1 2HR
07/12/2018	£265,000	Semi-detached		20	COTSWOLD CRESCENT	CHELMSFORD	CM1 2HS
12/12/2018	£295,000	Semi-detached		24	COTSWOLD CRESCENT	CHELMSFORD	CM1 2HS
01/08/2018	£362,000	Detached		13	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
28/06/2019	£460,000	Detached		19	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
21/11/2018	£465,000	Detached		25	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
15/02/2019	£380,000	Detached		43	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
18/12/2018	£500,000	Detached		101	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
31/10/2019	£400,000	Detached		105	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
14/05/2019	£445,000	Detached		127	CHIGNAL ROAD	CHELMSFORD	CM1 2JD
24/09/2019	£400,000	Semi-detached		157	CHIGNAL ROAD	CHELMSFORD	CM1 2JD
18/10/2018	£675,000	Detached		161	CHIGNAL ROAD	CHELMSFORD	CM1 2JD
04/07/2018	£385,000	Semi-detached		177	CHIGNAL ROAD	CHELMSFORD	CM1 2JE
20/09/2018	£447,000	Semi-detached		183	CHIGNAL ROAD	CHELMSFORD	CM1 2JE
27/04/2018	£680,000	Detached		189	CHIGNAL ROAD	CHELMSFORD	CM1 2JE
25/07/2018	£375,000	Semi-detached		41	CHERWELL DRIVE	CHELMSFORD	CM1 2JJ
28/02/2019	£275,000	Semi-detached		53	CHERWELL DRIVE	CHELMSFORD	CM1 2JJ
18/05/2018	£295,000	Semi-detached		83	CHERWELL DRIVE	CHELMSFORD	CM1 2JJ
24/08/2018	£282,500	Terraced		14	CHERWELL DRIVE	CHELMSFORD	CM1 2JL
28/06/2019	£280,000	Terraced		16	CHERWELL DRIVE	CHELMSFORD	CM1 2JL
20/12/2018	£275,000	Terraced		46	CHERWELL DRIVE	CHELMSFORD	CM1 2JL
16/04/2019	£272,500	Semi-detached		14	KENNET WAY	CHELMSFORD	CM1 2JP
13/11/2018	£339,000	Terraced		13	AVON ROAD	CHELMSFORD	CM1 2JX
27/08/2019	£400,000	Semi-detached		75	AVON ROAD	CHELMSFORD	CM1 2JX
13/07/2018	£215,000	Flat		36	AVON ROAD	CHELMSFORD	CM1 2JZ
03/10/2018	£330,000	Semi-detached		74	AVON ROAD	CHELMSFORD	CM1 2JZ
29/06/2018	£212,200	Flat		82	AVON ROAD	CHELMSFORD	CM1 2JZ
20/06/2018	£207,000	Flat		88	AVON ROAD	CHELMSFORD	CM1 2JZ
05/06/2019	£325,000	Semi-detached		92	AVON ROAD	CHELMSFORD	CM1 2JZ
08/05/2019	£275,000	Semi-detached		102	AVON ROAD	CHELMSFORD	CM1 2JZ
04/05/2018	£320,000	Semi-detached		108	AVON ROAD	CHELMSFORD	CM1 2LA
19/12/2018	£320,000	Semi-detached		137	AVON ROAD	CHELMSFORD	CM1 2LA
01/10/2018	£287,500	Semi-detached		160	AVON ROAD	CHELMSFORD	CM1 2LB
18/12/2018	£250,000	Terraced		235	AVON ROAD	CHELMSFORD	CM1 2LB
05/09/2018	£350,000	Semi-detached		251	AVON ROAD	CHELMSFORD	CM1 2LB
17/08/2018	£280,000	Terraced		2	MERSEY WAY	CHELMSFORD	CM1 2LE
18/07/2019	£280,000	Terraced		7	EDEN WAY	CHELMSFORD	CM1 2LF
16/09/2019	£250,000	Terraced		9	EDEN WAY	CHELMSFORD	CM1 2LF
16/04/2018	£273,000	Terraced		17	TRENT ROAD	CHELMSFORD	CM1 2LG
06/03/2019	£220,000	Flat		11	MEDWAY CLOSE	CHELMSFORD	CM1 2LH
15/11/2018	£200,000	Semi-detached		12	MEDWAY CLOSE	CHELMSFORD	CM1 2LH
25/05/2018	£342,500	Terraced		48	CLYDE CRESCENT	CHELMSFORD	CM1 2LL
09/11/2018	£250,000	Terraced		19	THAMES AVENUE	CHELMSFORD	CM1 2LN
19/06/2019	£320,000	Semi-detached		45	THAMES AVENUE	CHELMSFORD	CM1 2LN
15/02/2019	£285,000	Semi-detached		76	TRENT ROAD	CHELMSFORD	CM1 2LQ
17/05/2018	£550,000	Detached		11	SACKVILLE CLOSE	CHELMSFORD	CM1 2LU
25/03/2019	£332,500	Semi-detached		42	THAMES AVENUE	CHELMSFORD	CM1 2LW
27/04/2018	£275,000	Semi-detached		62	THAMES AVENUE	CHELMSFORD	CM1 2LW
27/09/2019	£850,000	Detached		43	ROXWELL ROAD	CHELMSFORD	CM1 2LY
14/06/2019	£775,000	Detached		64	ROXWELL ROAD	CHELMSFORD	CM1 2ND
13/07/2018	£791,000	Detached		82	ROXWELL ROAD	CHELMSFORD	CM1 2NE
25/01/2019	£650,000	Semi-detached		5	HIGHFIELD ROAD	CHELMSFORD	CM1 2NF
13/11/2018	£480,000	Semi-detached		67	HIGHFIELD ROAD	CHELMSFORD	CM1 2NG
20/04/2018	£447,500	Semi-detached		67	HIGHFIELD ROAD	CHELMSFORD	CM1 2NG
25/05/2018	£604,000	Detached		73	HIGHFIELD ROAD	CHELMSFORD	CM1 2NG
07/10/2019	£550,000	Semi-detached		4	SUNNINGDALE ROAD	CHELMSFORD	CM1 2NH
01/06/2018	£405,000	Semi-detached		4	BEACHS DRIVE	CHELMSFORD	CM1 2NJ

10/04/2019	£360,000	Semi-detached		10	BEACHS DRIVE	CHELMSFORD	CM1 2NJ
11/09/2018	£355,000	Flat	FLAT 6		ROXWELL ROAD	CHELMSFORD	CM1 2NN
04/09/2019	£377,500	Semi-detached		12	CLIVEDEN CLOSE	CHELMSFORD	CM1 2NP
31/07/2018	£675,000	Detached		3	ROXWELL AVENUE	CHELMSFORD	CM1 2NR
05/07/2019	£620,000	Semi-detached		18	ROXWELL AVENUE	CHELMSFORD	CM1 2NR
15/08/2018	£300,000	Terraced		69	ROXWELL ROAD	CHELMSFORD	CM1 2NT
17/07/2018	£440,000	Detached		47	ROXWELL AVENUE	CHELMSFORD	CM1 2NX
01/05/2018	£140,000	Terraced	40A		MALTESE ROAD	CHELMSFORD	CM1 2PA
11/07/2019	£536,100	Detached		52	MALTESE ROAD	CHELMSFORD	CM1 2PA
24/06/2019	£825,000	Detached		49	MALTESE ROAD	CHELMSFORD	CM1 2PB
31/07/2019	£535,000	Detached		81	MALTESE ROAD	CHELMSFORD	CM1 2PB
28/03/2019	£375,000	Terraced	1		RAINSFORD ROAD	CHELMSFORD	CM1 2PD
04/04/2019	£318,000	Terraced	2		RAINSFORD ROAD	CHELMSFORD	CM1 2PD
18/12/2018	£295,000	Terraced		182	RAINSFORD ROAD	CHELMSFORD	CM1 2PD
08/11/2018	£331,000	Terraced		208	RAINSFORD ROAD	CHELMSFORD	CM1 2PD
28/08/2019	£335,000	Terraced		17	SCHOOL VIEW ROAD	CHELMSFORD	CM1 2PE
28/06/2019	£335,000	Terraced		18	SCHOOL VIEW ROAD	CHELMSFORD	CM1 2PE
13/09/2018	£215,000	Flat		20	SCHOOL VIEW ROAD	CHELMSFORD	CM1 2PE
01/11/2018	£785,000	Detached		24	RAINSFORD AVENUE	CHELMSFORD	CM1 2PJ
07/06/2019	£447,500	Detached		224	RAINSFORD ROAD	CHELMSFORD	CM1 2PN
22/03/2019	£430,000	Terraced		254	RAINSFORD ROAD	CHELMSFORD	CM1 2PN
29/08/2019	£740,000	Detached		24	ROXWELL ROAD	CHELMSFORD	CM1 2PP
05/10/2018	£950,000	Detached		7	ST FABIAN DRIVE	CHELMSFORD	CM1 2PR
15/11/2018	£595,000	Detached		9	ST FABIAN DRIVE	CHELMSFORD	CM1 2PR
05/10/2018	£300,000	Terraced		40	ST FABIAN DRIVE	CHELMSFORD	CM1 2PR
28/08/2018	£332,000	Terraced		100	ST FABIAN DRIVE	CHELMSFORD	CM1 2PR
28/06/2019	£580,000	Detached		3	TOWER AVENUE	CHELMSFORD	CM1 2PW
08/06/2018	£350,000	Semi-detached		25	TOWER AVENUE	CHELMSFORD	CM1 2PW
05/04/2018	£532,000	Detached		23	CEDAR AVENUE	CHELMSFORD	CM1 2QH
01/03/2019	£346,000	Semi-detached		46	CEDAR AVENUE	CHELMSFORD	CM1 2QH
29/10/2019	£162,500	Flat		39	RAINSFORD ROAD	CHELMSFORD	CM1 2QJ
16/11/2018	£275,000	Flat		81	RAINSFORD ROAD	CHELMSFORD	CM1 2QJ
14/10/2019	£320,000	Terraced	10		CRITCHETT TERRACE	CHELMSFORD	CM1 2QN
09/11/2018	£300,000	Semi-detached		51	RAINSFORD LANE	CHELMSFORD	CM1 2QS
04/10/2019	£342,500	Semi-detached		118	WATERHOUSE LANE	CHELMSFORD	CM1 2QT
09/05/2018	£147,500	Flat		99	WHEATFIELD WAY	CHELMSFORD	CM1 2RB
02/07/2018	£275,000	Semi-detached		49	CRAMPHORN WALK	CHELMSFORD	CM1 2RE
10/10/2018	£265,000	Terraced		68	CRAMPHORN WALK	CHELMSFORD	CM1 2RE
18/01/2019	£200,000	Flat	3B		SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
20/04/2018	£350,000	Terraced		29	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
31/07/2019	£434,000	Semi-detached		37	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
11/07/2019	£360,000	Semi-detached		45	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
08/03/2019	£350,000	Terraced		51	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
20/09/2018	£340,000	Terraced		57	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
11/12/2018	£350,000	Terraced		75	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
11/06/2018	£380,000	Terraced		85	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
12/04/2019	£325,000	Semi-detached		50	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RG
15/06/2018	£347,500	Terraced		56	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RG
21/09/2018	£365,000	Semi-detached		29	PRIMROSE HILL	CHELMSFORD	CM1 2RH
05/04/2019	£385,000	Semi-detached		30	PRIMROSE HILL	CHELMSFORD	CM1 2RH
04/04/2019	£387,000	Semi-detached		30	PRIMROSE HILL	CHELMSFORD	CM1 2RH
08/03/2019	£305,000	Terraced		43	PRIMROSE HILL	CHELMSFORD	CM1 2RH
12/09/2019	£330,000	Terraced		60	PRIMROSE HILL	CHELMSFORD	CM1 2RH
16/11/2018	£240,000	Flat		63	PRIMROSE HILL	CHELMSFORD	CM1 2RH
07/06/2019	£140,000	Flat		73	PRIMROSE HILL	CHELMSFORD	CM1 2RH
15/02/2019	£190,000	Flat		12	METEOR WAY	CHELMSFORD	CM1 2RL
21/09/2018	£325,000	Terraced		8	ASHTREE CRESCENT	CHELMSFORD	CM1 2RP

20/06/2018	£185,000	Flat	FLAT 6	CEDRUS COURT		PRIMROSE HILL		CHELMSFORD	CM1 2RQ
06/09/2018	£210,000	Flat			10	PRIMROSE HILL		CHELMSFORD	CM1 2RQ
02/08/2019	£392,000	Terraced			20	PRIMROSE HILL		CHELMSFORD	CM1 2RQ
29/08/2019	£310,000	Semi-detached		20B		PRIMROSE HILL		CHELMSFORD	CM1 2RQ
17/05/2019	£407,000	Semi-detached		21D		BEECHES ROAD		CHELMSFORD	CM1 2RX
11/02/2019	£337,500	Semi-detached			71	BEECHES ROAD		CHELMSFORD	CM1 2RX
25/05/2018	£530,000	Semi-detached			115	WATERHOUSE LANE		CHELMSFORD	CM1 2RY
03/10/2018	£350,000	Semi-detached			85	BEECHES ROAD		CHELMSFORD	CM1 2RZ
09/08/2019	£420,000	Semi-detached			126	BEECHES ROAD		CHELMSFORD	CM1 2RZ
09/08/2018	£420,000	Semi-detached			126	BEECHES ROAD		CHELMSFORD	CM1 2RZ
08/06/2018	£407,500	Semi-detached			131	BEECHES ROAD		CHELMSFORD	CM1 2SA
06/09/2019	£315,000	Semi-detached			143	BEECHES ROAD		CHELMSFORD	CM1 2SA
09/04/2018	£441,000	Terraced			172	BEECHES ROAD		CHELMSFORD	CM1 2SA
19/12/2018	£375,000	Semi-detached			7	BENEDICT DRIVE		CHELMSFORD	CM1 2SD
31/07/2018	£415,000	Semi-detached			22	BENEDICT DRIVE		CHELMSFORD	CM1 2SD
11/05/2018	£325,000	Semi-detached			12	RAVENSBORNE DRIVE		CHELMSFORD	CM1 2SJ
17/05/2018	£430,000	Semi-detached			25	RAVENSBORNE DRIVE		CHELMSFORD	CM1 2SJ
29/10/2019	£450,000	Terraced			36	RAVENSBORNE DRIVE		CHELMSFORD	CM1 2SJ
28/06/2019	£340,000	Semi-detached			4	HAWKHURST CLOSE		CHELMSFORD	CM1 2SN
28/08/2019	£372,500	Semi-detached			45	ST CATHERINES ROAD		CHELMSFORD	CM1 2SP
26/07/2018	£363,000	Semi-detached			17	ST PETERS ROAD		CHELMSFORD	CM1 2SR
28/08/2018	£450,000	Semi-detached			24	ST PETERS ROAD		CHELMSFORD	CM1 2SR
25/10/2019	£430,000	Semi-detached			27	DANE ROAD		CHELMSFORD	CM1 2SS
31/08/2018	£390,000	Semi-detached			31	DANE ROAD		CHELMSFORD	CM1 2SS
11/03/2019	£385,000	Semi-detached			10	ASHFORD ROAD		CHELMSFORD	CM1 2ST
19/12/2018	£365,000	Terraced			12	ASHFORD ROAD		CHELMSFORD	CM1 2ST
10/05/2018	£322,000	Semi-detached			29	CANUDEN ROAD		CHELMSFORD	CM1 2SU
15/08/2019	£420,000	Semi-detached			41	CANUDEN ROAD		CHELMSFORD	CM1 2SU
29/08/2019	£215,000	Flat			21	WATERHOUSE LANE		CHELMSFORD	CM1 2TE
13/09/2019	£350,000	Terraced			10	WATERHOUSE LANE		CHELMSFORD	CM1 2TF
30/09/2019	£437,000	Semi-detached			26	WATERHOUSE LANE		CHELMSFORD	CM1 2TF
10/04/2019	£248,000	Terraced			9	DELAMERE ROAD		CHELMSFORD	CM1 2TG
06/11/2018	£305,000	Terraced			5	EPPING CLOSE		CHELMSFORD	CM1 2TH
21/11/2018	£255,000	Terraced			29	EPPING CLOSE		CHELMSFORD	CM1 2TH
08/10/2018	£275,000	Terraced			8	WINDSOR WAY		CHELMSFORD	CM1 2TN
03/08/2018	£250,000	Terraced			10	WINDSOR WAY		CHELMSFORD	CM1 2TN
28/06/2019	£240,000	Terraced			8	HAINGALT GROVE		CHELMSFORD	CM1 2TP
03/05/2019	£300,000	Terraced			51	HAINGALT GROVE		CHELMSFORD	CM1 2TP
26/10/2018	£267,500	Terraced			11	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ
03/05/2019	£255,000	Terraced			15	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ
12/07/2019	£155,000	Flat			24	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ
12/07/2019	£245,000	Terraced			33	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ
04/10/2019	£255,000	Terraced			3	FOREST DRIVE		CHELMSFORD	CM1 2TR
16/10/2018	£278,000	Semi-detached			38	FOREST DRIVE		CHELMSFORD	CM1 2TR
28/11/2018	£275,000	Semi-detached			1	STANSTED CLOSE		CHELMSFORD	CM1 2TW
01/08/2018	£305,000	Terraced			2	STANSTED CLOSE		CHELMSFORD	CM1 2TW
26/07/2018	£275,000	Semi-detached			3	STANSTED CLOSE		CHELMSFORD	CM1 2TW
31/05/2019	£268,000	Semi-detached			25	STANSTED CLOSE		CHELMSFORD	CM1 2TW
05/06/2018	£285,000	Terraced			32	STANSTED CLOSE		CHELMSFORD	CM1 2TW
18/05/2018	£285,000	Terraced			35	STANSTED CLOSE		CHELMSFORD	CM1 2TW
26/10/2018	£335,000	Terraced			5	WATERHOUSE STREET		CHELMSFORD	CM1 2TY
04/06/2018	£362,000	Semi-detached			12	WATERHOUSE STREET		CHELMSFORD	CM1 2TY
24/04/2019	£342,500	Terraced			34	WATERHOUSE STREET		CHELMSFORD	CM1 2TY
18/04/2019	£305,000	Terraced			68	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ
05/07/2019	£315,000	Terraced			74	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ
18/09/2018	£335,000	Semi-detached			81	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ
27/04/2018	£327,500	Terraced			86	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ

11/03/2019	£400,000	Semi-detached		1	ROSSENDALE		CHELMSFORD	CM1 2UA
26/07/2019	£400,000	Semi-detached		18	ROSSENDALE		CHELMSFORD	CM1 2UA
05/08/2019	£335,000	Semi-detached		21	ROSSENDALE		CHELMSFORD	CM1 2UA
01/11/2018	£142,500	Flat	FLAT 17		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
23/04/2018	£195,000	Flat	FLAT 18		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
16/12/2018	£165,000	Flat	FLAT 2		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
16/11/2018	£149,950	Flat	FLAT 21		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
22/02/2019	£114,000	Flat	FLAT 22		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
24/04/2019	£125,000	Flat	FLAT 24		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
28/09/2018	£160,000	Flat	FLAT 32		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
24/08/2018	£145,000	Flat	FLAT 5		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
01/10/2018	£240,000	Flat		1	LESLEY COURT		RAINSFORD ROAD	CM1 2WS
17/10/2019	£492,500	Semi-detached					CEDAR AVENUE WEST	CM1 2XA
01/02/2019	£585,000	Semi-detached					CEDAR AVENUE WEST	CM1 2XA
27/09/2019	£258,000	Flat		3	KING EDWARD COURT		CEDAR AVENUE WEST	CM1 2XD
14/09/2018	£642,500	Detached			1A		CANTERBURY WAY	CM1 2XN
25/01/2019	£640,000	Detached			1B		CANTERBURY WAY	CM1 2XN
17/07/2019	£600,000	Detached					ACRES END	CM1 2XR
16/04/2018	£600,000	Detached					ACRES END	CM1 2XR
03/10/2018	£300,000	Semi-detached					ROBJOHNS ROAD	CM1 3AF
09/05/2018	£405,000	Semi-detached					LONGACRE	CM1 3BJ
16/01/2019	£410,000	Semi-detached					LONGACRE	CM1 3BJ
07/06/2019	£375,000	Detached					LONGACRE	CM1 3BJ
31/01/2019	£328,000	Detached					LONGACRE	CM1 3BJ
23/05/2019	£470,000	Semi-detached					LONGACRE	CM1 3BJ
27/04/2018	£370,000	Semi-detached					LONGACRE	CM1 3BJ
26/10/2018	£352,500	Semi-detached					LONGACRE	CM1 3BJ
25/10/2018	£440,000	Detached					LONGACRE	CM1 3BJ
31/05/2018	£410,000	Detached					LONGACRE	CM1 3BJ
13/08/2018	£350,000	Semi-detached					LONGACRE	CM1 3BJ
18/04/2019	£375,000	Semi-detached					LONGACRE	CM1 3BJ
10/05/2019	£330,000	Terraced			5 PERTWEE MEWS		WRITTLE ROAD	CM1 3BL
13/06/2019	£450,000	Semi-detached			LODGE HOUSE		WRITTLE ROAD	CM1 3BL
01/10/2019	£375,000	Semi-detached					WRITTLE ROAD	CM1 3BS
05/04/2018	£310,000	Semi-detached					WRITTLE ROAD	CM1 3BS
23/11/2018	£527,000	Semi-detached					WRITTLE ROAD	CM1 3BS
24/08/2018	£385,000	Semi-detached					WRITTLE ROAD	CM1 3BS
28/02/2019	£495,000	Semi-detached					WRITTLE ROAD	CM1 3BT
27/09/2018	£350,000	Detached					WRITTLE ROAD	CM1 3BU
15/11/2018	£300,000	Detached					WRITTLE ROAD	CM1 3BU
25/10/2019	£310,000	Terraced					CROMPTON STREET	CM1 3BW
07/06/2019	£300,000	Terraced					CROMPTON STREET	CM1 3BW
20/07/2018	£315,000	Terraced					CROMPTON STREET	CM1 3BW
31/10/2019	£300,000	Terraced					CROMPTON STREET	CM1 3BW
25/05/2018	£355,000	Semi-detached					WRITTLE ROAD	CM1 3BX
06/08/2019	£305,000	Semi-detached					MILBURN CRESCENT	CM1 3BZ
20/08/2019	£287,050	Terraced					MILBURN CRESCENT	CM1 3DA
09/04/2018	£265,000	Terraced					ROTHBURY ROAD	CM1 3DE
19/07/2019	£237,500	Terraced					ROTHBURY ROAD	CM1 3DE
11/05/2018	£242,500	Terraced					ROTHBURY ROAD	CM1 3DE
11/10/2019	£250,000	Terraced					HATFIELD GROVE	CM1 3DF
10/08/2018	£225,000	Terraced					EXMOOR CLOSE	CM1 3DG
12/07/2018	£275,000	Terraced					HAREWOOD ROAD	CM1 3DH
15/08/2019	£265,000	Semi-detached					SHERWOOD DRIVE	CM1 3DL
12/04/2019	£320,000	Semi-detached					HAREWOOD ROAD	CM1 3DQ
03/12/2018	£1,350,000	Detached			BARNYARD		THE GREEN	CM1 3DT
06/02/2019	£500,000	Detached					LAWFORD LANE	CM1 3EA

30/08/2019	£230,000	Flat	FLAT 2	29	ST JOHNS ROAD	WRITTLE	CHELMSFORD	CM1 3EB
23/07/2019	£750,000	Detached		41	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ
04/05/2018	£370,000	Semi-detached		63	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ
18/04/2018	£570,000	Semi-detached		18	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL
14/08/2019	£550,000	Detached		32	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL
28/06/2018	£460,000	Semi-detached		74	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL
06/02/2019	£372,800	Detached		1	LORDSHIP ROAD	WRITTLE	CHELMSFORD	CM1 3EQ
09/08/2018	£225,000	Flat		11	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW
15/02/2019	£217,000	Flat		63	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW
24/08/2018	£215,000	Flat		75	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW
22/07/2019	£345,000	Semi-detached		8	BRIDGE STREET	WRITTLE	CHELMSFORD	CM1 3EX
05/08/2019	£645,000	Detached		17	ROMANS WAY	WRITTLE	CHELMSFORD	CM1 3EZ
15/07/2019	£595,000	Terraced		2	USBORNE MEWS	WRITTLE	CHELMSFORD	CM1 3FD
28/09/2018	£515,000	Terraced		4	USBORNE MEWS	WRITTLE	CHELMSFORD	CM1 3FD
09/07/2019	£885,000	Detached		1	THE PASTURES	WRITTLE	CHELMSFORD	CM1 3FH
17/08/2018	£765,000	Detached		4	THE PASTURES	WRITTLE	CHELMSFORD	CM1 3FH
29/09/2018	£635,000	Detached		6	THE PASTURES	WRITTLE	CHELMSFORD	CM1 3FH
14/12/2018	£520,000	Detached		2	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL
18/04/2019	£160,000	Flat		26	ROOKES CRESCENT		CHELMSFORD	CM1 3GF
24/08/2018	£196,000	Flat		2	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
10/08/2018	£195,000	Terraced		16	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
17/12/2018	£185,000	Flat		26	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
31/05/2019	£195,000	Flat		70	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
29/03/2019	£190,000	Flat		84	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
02/11/2018	£162,000	Flat		100	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
22/07/2019	£155,000	Flat		102	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
08/04/2019	£730,000	Detached		9	WHITEHEAD CLOSE	WRITTLE	CHELMSFORD	CM1 3GJ
09/11/2018	£230,000	Flat		21	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
10/09/2019	£180,000	Flat		25	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
11/05/2018	£200,000	Flat		27	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
31/07/2018	£156,000	Flat		31	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
12/04/2019	£452,500	Terraced		43	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
04/06/2018	£360,000	Terraced		51	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
06/04/2018	£360,000	Terraced		135	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
17/01/2019	£175,000	Flat		145	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
09/01/2019	£177,000	Flat		147	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
19/06/2019	£174,500	Flat		149	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
21/06/2019	£175,000	Flat		151	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
30/04/2018	£157,000	Flat		167	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
02/08/2019	£142,500	Flat		169	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
12/11/2018	£155,000	Flat		171	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
23/08/2019	£175,000	Flat		191	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
13/04/2018	£175,000	Flat		195	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
23/10/2018	£187,500	Flat		76	CROMPTON STREET		CHELMSFORD	CM1 3GP
29/06/2018	£200,000	Flat		116	CROMPTON STREET		CHELMSFORD	CM1 3GP
14/09/2018	£197,000	Flat		126	CROMPTON STREET		CHELMSFORD	CM1 3GP
04/10/2019	£198,000	Flat		135	CROMPTON STREET		CHELMSFORD	CM1 3GR
17/06/2019	£170,000	Flat		118	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
16/08/2019	£165,000	Flat		158	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
12/09/2018	£435,000	Terraced		162	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
04/01/2019	£428,000	Terraced		164	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
13/07/2018	£210,000	Flat		182	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
04/02/2019	£210,000	Flat		194	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
08/02/2019	£220,000	Flat		3	PARKINSON DRIVE		CHELMSFORD	CM1 3GU
20/08/2019	£205,000	Flat		17	PARKINSON DRIVE		CHELMSFORD	CM1 3GU
03/08/2018	£184,000	Flat		23	PARKINSON DRIVE		CHELMSFORD	CM1 3GU
28/09/2018	£180,000	Flat		31	PARKINSON DRIVE		CHELMSFORD	CM1 3GU



31/10/2018	£180,000	Flat			33	PARKINSON DRIVE		CHELMSFORD	CM1 3GU
27/06/2019	£174,000	Flat			65	PARKINSON DRIVE		CHELMSFORD	CM1 3GU
03/05/2019	£161,000	Flat			99	PARKINSON DRIVE		CHELMSFORD	CM1 3GW
30/07/2018	£400,000	Terraced			141	PARKINSON DRIVE		CHELMSFORD	CM1 3GW
24/07/2018	£165,000	Flat			159	PARKINSON DRIVE		CHELMSFORD	CM1 3GW
06/08/2018	£197,500	Flat			173	PARKINSON DRIVE		CHELMSFORD	CM1 3GW
02/07/2019	£170,000	Flat			2	EVELYN PLACE		CHELMSFORD	CM1 3GY
14/05/2018	£190,000	Flat			6	EVELYN PLACE		CHELMSFORD	CM1 3GY
13/08/2018	£215,000	Flat			10	EVELYN PLACE		CHELMSFORD	CM1 3GY
11/12/2018	£192,500	Flat			30	EVELYN PLACE		CHELMSFORD	CM1 3GY
14/05/2018	£220,000	Flat			34	EVELYN PLACE		CHELMSFORD	CM1 3GY
04/10/2019	£314,000	Semi-detached		BRIDGE COTTAGE, 2		LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HB
23/08/2018	£1,070,000	Detached			12	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HB
20/07/2018	£310,000	Semi-detached			62	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HD
26/04/2019	£390,000	Terraced			11	MARGARETTING ROAD	WRITTLE	CHELMSFORD	CM1 3HF
18/05/2018	£332,000	Terraced			11	MARGARETTING ROAD	WRITTLE	CHELMSFORD	CM1 3HF
22/11/2018	£395,000	Semi-detached			2	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH
30/04/2019	£252,000	Flat		10A		HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH
24/08/2018	£300,000	Semi-detached			66	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH
05/04/2019	£320,000	Semi-detached			15	HUNTS CLOSE	WRITTLE	CHELMSFORD	CM1 3HJ
08/11/2018	£290,000	Semi-detached			9	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HL
18/09/2018	£320,000	Semi-detached			50	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HL
08/07/2019	£290,000	Semi-detached			30	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HN
07/01/2019	£220,000	Semi-detached			32	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HN
05/04/2019	£500,000	Detached			28	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP
10/07/2018	£355,000	Semi-detached			13	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ
23/09/2019	£220,000	Semi-detached			69	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ
04/06/2019	£387,000	Terraced			131	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ
20/07/2018	£450,000	Semi-detached			15	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HW
25/10/2018	£512,000	Detached			107	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3JA
22/03/2019	£105,000	Flat			15	THE PRIORY	WRITTLE	CHELMSFORD	CM1 3JE
29/04/2019	£240,000	Semi-detached			26	THE PRIORY	WRITTLE	CHELMSFORD	CM1 3JE
07/09/2018	£340,000	Terraced			41	THE PRIORY	WRITTLE	CHELMSFORD	CM1 3JE
13/07/2018	£375,000	Semi-detached			3	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3JJ
20/09/2019	£320,000	Semi-detached			83	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JL
21/10/2019	£430,000	Semi-detached			99	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JN
30/09/2019	£360,000	Terraced			113	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JN
12/07/2018	£600,000	Detached			116	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR
15/03/2019	£312,000	Terraced			122	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR
27/09/2019	£210,000	Terraced			134	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR
22/05/2019	£383,000	Semi-detached			10	FURTHER MEADOW	WRITTLE	CHELMSFORD	CM1 3LE
01/08/2018	£375,000	Terraced			18	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF
22/06/2018	£225,000	Flat			33	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF
31/05/2019	£360,000	Terraced			44	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG
30/04/2019	£312,000	Terraced			70	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG
19/08/2019	£380,000	Terraced			88	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG
16/04/2019	£470,000	Detached			1	HOME MEAD	WRITTLE	CHELMSFORD	CM1 3LH
11/10/2018	£385,000	Terraced			10	HOME MEAD	WRITTLE	CHELMSFORD	CM1 3LH
20/07/2018	£350,000	Terraced			14	HOME MEAD	WRITTLE	CHELMSFORD	CM1 3LH
29/06/2018	£435,000	Semi-detached			27	HOME MEAD	WRITTLE	CHELMSFORD	CM1 3LH
14/09/2018	£380,000	Terraced			5	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL
05/11/2018	£297,500	Terraced			17	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL
31/10/2019	£390,000	Semi-detached			21	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL
05/06/2019	£362,000	Terraced			31	LAURENCE CROFT	WRITTLE	CHELMSFORD	CM1 3LN
15/08/2019	£520,000	Detached			29	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP
23/08/2019	£480,000	Detached			35	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP
30/05/2019	£245,000	Flat			46	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP

10/07/2018	£230,000	Flat			58	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP
13/12/2018	£300,000	Terraced			34	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS
12/11/2018	£360,000	Detached			18	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LT
24/04/2019	£375,000	Terraced			87	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LW
12/12/2018	£380,000	Terraced			88	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LW
21/06/2019	£835,000	Detached			2	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY
23/09/2019	£455,000	Semi-detached			37	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NA
11/01/2019	£587,500	Detached			115	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3ND
31/07/2019	£252,000	Semi-detached			17	CHEQUERS ROAD	WRITTLE	CHELMSFORD	CM1 3NG
27/04/2018	£399,995	Semi-detached			25	CHEQUERS ROAD	WRITTLE	CHELMSFORD	CM1 3NG
10/08/2018	£338,000	Terraced			7	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH
04/05/2018	£475,000	Detached			27	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH
18/10/2018	£390,000	Semi-detached			17	THE SHRUBBERIES	WRITTLE	CHELMSFORD	CM1 3NJ
04/07/2019	£360,000	Semi-detached			11	TOWER ROAD	WRITTLE	CHELMSFORD	CM1 3NR
29/03/2019	£220,000	Flat			7	FOSTERS CLOSE	WRITTLE	CHELMSFORD	CM1 3NW
11/01/2019	£551,250	Semi-detached			25	FOSTERS CLOSE	WRITTLE	CHELMSFORD	CM1 3NW
06/02/2019	£485,000	Semi-detached			110	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX
11/05/2018	£300,000	Terraced			118	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX
31/05/2019	£325,000	Terraced			122	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX
30/09/2019	£496,000	Semi-detached			148	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX
19/07/2018	£210,000	Flat		11 OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY
19/10/2018	£215,000	Flat		4 OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY
18/10/2018	£712,000	Detached			250	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NZ
24/04/2019	£332,500	Terraced			10	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD
02/11/2018	£452,500	Detached			12	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD
30/10/2019	£625,000	Detached			33	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD
28/09/2018	£300,000	Terraced			56	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD
15/02/2019	£1,175,000	Detached		THE GRANARY		MARGARETTING ROAD	WRITTLE	CHELMSFORD	CM1 3PN
30/11/2018	£345,000	Terraced	10	CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR
18/07/2019	£443,000	Terraced	2	CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR
02/08/2019	£560,000	Terraced	4	CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR
10/08/2018	£440,000	Semi-detached			3	LOVES GREEN	HIGHWOOD	CHELMSFORD	CM1 3QG
20/07/2018	£611,000	Semi-detached		ROSE COTTAGE		BLACKMORE ROAD	HIGHWOOD	CHELMSFORD	CM1 3QP
05/07/2019	£345,000	Terraced	6	HIGHWOOD COTTAGES		INGATESTONE ROAD	HIGHWOOD	CHELMSFORD	CM1 3QT
08/08/2018	£820,000	Detached		ROSEBANK		COCK LANE	HIGHWOOD	CHELMSFORD	CM1 3RB
22/10/2019	£330,000	Semi-detached	1	WOODSIDE COTTAGES		NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD
08/11/2018	£440,000	Semi-detached	11	WOODSIDE COTTAGES		NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD
03/05/2019	£230,000	Flat	FLAT 5	CROMPTON HOUSE		WRITTLE ROAD		CHELMSFORD	CM1 3RW
18/07/2019	£776,000	Detached		MANOR COTTAGE		ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RZ
24/08/2018	£735,000	Detached		ORCHARD HOUSE		ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3SA
07/06/2018	£455,000	Detached		THE LODGE			NEWNEY GREEN	CHELMSFORD	CM1 3SF
24/07/2019	£540,000	Semi-detached			2	KINGSCOURT COTTAGES	COOKSMILL GREEN	CHELMSFORD	CM1 3SJ
14/09/2018	£210,000	Flat	19	JOSEPH COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ
16/07/2018	£290,000	Semi-detached			5	WOODHALL ROAD		CHELMSFORD	CM1 4AE
02/11/2018	£306,500	Semi-detached			7	WOODHALL ROAD		CHELMSFORD	CM1 4AE
25/06/2018	£190,000	Flat			149	WOODHALL ROAD		CHELMSFORD	CM1 4AF
17/05/2018	£350,000	Semi-detached			38	CUMBERLAND CRESCENT		CHELMSFORD	CM1 4AJ
01/11/2018	£317,500	Semi-detached		12A		BERWICK AVENUE		CHELMSFORD	CM1 4AS
27/09/2019	£370,000	Semi-detached			26	BERWICK AVENUE		CHELMSFORD	CM1 4AS
25/10/2018	£460,000	Semi-detached			56	BERWICK AVENUE		CHELMSFORD	CM1 4AS
22/08/2019	£280,000	Semi-detached			28	PEMBROKE PLACE		CHELMSFORD	CM1 4AT
01/03/2019	£225,000	Flat			52	PEMBROKE PLACE		CHELMSFORD	CM1 4AT
25/10/2019	£400,000	Semi-detached			21	NALLA GARDENS		CHELMSFORD	CM1 4AU
20/08/2019	£380,000	Semi-detached			65	BERWICK AVENUE		CHELMSFORD	CM1 4AW
01/02/2019	£310,000	Semi-detached			8	NALLA GARDENS		CHELMSFORD	CM1 4AX
20/07/2018	£305,000	Semi-detached			10	NALLA GARDENS		CHELMSFORD	CM1 4AX
29/05/2018	£314,500	Semi-detached			16	NALLA GARDENS		CHELMSFORD	CM1 4AX

17/05/2018	£305,000	Semi-detached		36	NALLA GARDENS		CHELMSFORD	CM1 4AX
05/07/2019	£285,000	Semi-detached		54	NALLA GARDENS		CHELMSFORD	CM1 4AX
30/11/2018	£365,000	Semi-detached		35	PENTLAND AVENUE		CHELMSFORD	CM1 4AY
09/09/2019	£395,000	Semi-detached		45	PENTLAND AVENUE		CHELMSFORD	CM1 4AY
19/07/2019	£375,000	Semi-detached		94	BERWICK AVENUE		CHELMSFORD	CM1 4BD
27/03/2019	£245,000	Terraced		92	RUTLAND ROAD		CHELMSFORD	CM1 4BH
23/04/2019	£290,000	Semi-detached		4	RUTLAND ROAD		CHELMSFORD	CM1 4BJ
17/06/2019	£295,000	Terraced		14	RUTLAND ROAD		CHELMSFORD	CM1 4BJ
05/11/2018	£217,000	Terraced		7	RUTLAND ROAD		CHELMSFORD	CM1 4BL
16/04/2019	£225,000	Semi-detached		25	RUTLAND ROAD		CHELMSFORD	CM1 4BL
30/05/2019	£277,500	Terraced		121	RUTLAND ROAD		CHELMSFORD	CM1 4BN
05/10/2018	£230,000	Terraced		131	RUTLAND ROAD		CHELMSFORD	CM1 4BN
30/05/2018	£590,000	Detached		42	PATCHING HALL LANE		CHELMSFORD	CM1 4BZ
30/10/2019	£730,000	Detached		62	PATCHING HALL LANE		CHELMSFORD	CM1 4DA
17/08/2018	£660,000	Detached		82	PATCHING HALL LANE		CHELMSFORD	CM1 4DB
10/07/2019	£775,000	Detached		88	PATCHING HALL LANE		CHELMSFORD	CM1 4DB
18/09/2019	£630,000	Semi-detached		92	PATCHING HALL LANE		CHELMSFORD	CM1 4DB
04/07/2019	£375,000	Semi-detached		122	PATCHING HALL LANE		CHELMSFORD	CM1 4DB
12/09/2019	£440,000	Semi-detached		124	PATCHING HALL LANE		CHELMSFORD	CM1 4DB
02/11/2018	£220,000	Flat		3	COURTLANDS		CHELMSFORD	CM1 4DD
25/07/2018	£232,500	Flat		9	COURTLANDS		CHELMSFORD	CM1 4DD
31/01/2019	£193,000	Flat		21	COURTLANDS		CHELMSFORD	CM1 4DD
07/05/2019	£189,500	Flat		37	COURTLANDS		CHELMSFORD	CM1 4DD
22/06/2018	£215,000	Flat		51	COURTLANDS		CHELMSFORD	CM1 4DD
20/09/2018	£225,000	Flat		57	COURTLANDS		CHELMSFORD	CM1 4DD
03/10/2018	£310,000	Terraced		6	BARNFIELD MEWS		CHELMSFORD	CM1 4DF
31/05/2019	£260,000	Terraced		10	BARNFIELD MEWS		CHELMSFORD	CM1 4DF
19/07/2019	£280,000	Terraced		38	BARNFIELD MEWS		CHELMSFORD	CM1 4DF
16/07/2019	£395,000	Detached	2A		KELVEDON CLOSE		CHELMSFORD	CM1 4DG
30/11/2018	£232,000	Flat		14	KELVEDON CLOSE		CHELMSFORD	CM1 4DG
13/11/2018	£213,500	Flat		48	KELVEDON CLOSE		CHELMSFORD	CM1 4DG
06/07/2018	£390,000	Detached		62	KELVEDON CLOSE		CHELMSFORD	CM1 4DG
03/07/2019	£389,000	Detached		64	KELVEDON CLOSE		CHELMSFORD	CM1 4DG
29/11/2018	£415,000	Detached		70	KELVEDON CLOSE		CHELMSFORD	CM1 4DG
02/08/2019	£830,000	Detached		9	LONGLEAT CLOSE		CHELMSFORD	CM1 4DQ
08/03/2019	£850,000	Detached		299	BROOMFIELD ROAD		CHELMSFORD	CM1 4DU
05/06/2018	£233,750	Semi-detached		212	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY
27/11/2018	£555,000	Detached		268	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY
15/04/2019	£316,150	Detached		284	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY
12/04/2019	£350,000	Detached		332	BROOMFIELD ROAD		CHELMSFORD	CM1 4DZ
07/06/2019	£400,000	Detached		4	SIXTH AVENUE		CHELMSFORD	CM1 4ED
06/07/2018	£470,000	Semi-detached		10	SIXTH AVENUE		CHELMSFORD	CM1 4ED
20/04/2018	£350,000	Semi-detached		22	SIXTH AVENUE		CHELMSFORD	CM1 4ED
26/07/2018	£550,000	Semi-detached		42	SIXTH AVENUE		CHELMSFORD	CM1 4ED
12/08/2019	£422,000	Semi-detached		52	SIXTH AVENUE		CHELMSFORD	CM1 4ED
03/09/2018	£400,000	Semi-detached		55	SIXTH AVENUE		CHELMSFORD	CM1 4ED
10/07/2019	£440,000	Semi-detached		60	SIXTH AVENUE		CHELMSFORD	CM1 4ED
06/09/2019	£395,000	Semi-detached		62	SIXTH AVENUE		CHELMSFORD	CM1 4ED
29/06/2018	£470,000	Semi-detached		11	SEVENTH AVENUE		CHELMSFORD	CM1 4EE
21/08/2018	£425,000	Detached		12	SEVENTH AVENUE		CHELMSFORD	CM1 4EE
08/08/2018	£285,000	Semi-detached		14	SEVENTH AVENUE		CHELMSFORD	CM1 4EE
23/08/2019	£260,000	Detached		33	SEVENTH AVENUE		CHELMSFORD	CM1 4EE
24/08/2018	£580,000	Semi-detached		2	GREENWAYS		CHELMSFORD	CM1 4EF
15/03/2019	£360,000	Semi-detached		13	GREENWAYS		CHELMSFORD	CM1 4EF
22/05/2019	£393,000	Semi-detached		1	SKERRY RISE		CHELMSFORD	CM1 4EG
17/09/2019	£385,000	Semi-detached		18	SKERRY RISE		CHELMSFORD	CM1 4EG
22/08/2018	£322,000	Semi-detached		20	SKERRY RISE		CHELMSFORD	CM1 4EG

04/07/2018	£292,000	Semi-detached		21	SKERRY RISE		CHELMSFORD	CM1 4EG
23/10/2018	£350,000	Semi-detached		24	SKERRY RISE		CHELMSFORD	CM1 4EG
29/10/2019	£320,000	Semi-detached		44	SKERRY RISE		CHELMSFORD	CM1 4EG
07/09/2018	£315,000	Detached		2	BURNSIDE CRESCENT		CHELMSFORD	CM1 4EH
09/09/2019	£380,000	Semi-detached		3	BURNSIDE CRESCENT		CHELMSFORD	CM1 4EH
30/08/2019	£365,000	Semi-detached		29	BURNSIDE CRESCENT		CHELMSFORD	CM1 4EH
13/09/2018	£422,500	Detached		7	AUBREY CLOSE		CHELMSFORD	CM1 4EJ
26/04/2019	£390,000	Semi-detached		21	AUBREY CLOSE		CHELMSFORD	CM1 4EJ
29/06/2018	£420,000	Detached		31	DARRELL CLOSE		CHELMSFORD	CM1 4EL
29/03/2019	£423,000	Detached		8	PETERSFIELD		CHELMSFORD	CM1 4EP
05/09/2018	£430,000	Detached		15	PETERSFIELD		CHELMSFORD	CM1 4EP
18/04/2019	£455,000	Detached		35	PETERSFIELD		CHELMSFORD	CM1 4EP
21/12/2018	£118,000	Flat	4	WINGROVE COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 4ES
25/10/2018	£485,000	Semi-detached		5	THIRD AVENUE		CHELMSFORD	CM1 4EX
04/06/2018	£450,000	Semi-detached		9	THIRD AVENUE		CHELMSFORD	CM1 4EX
11/10/2019	£480,000	Semi-detached		24	THIRD AVENUE		CHELMSFORD	CM1 4EY
30/08/2019	£535,000	Detached	1A		FOURTH AVENUE		CHELMSFORD	CM1 4EZ
27/03/2019	£400,000	Semi-detached		27	FOURTH AVENUE		CHELMSFORD	CM1 4EZ
28/06/2018	£320,000	Semi-detached		27	FOURTH AVENUE		CHELMSFORD	CM1 4EZ
02/04/2019	£195,000	Flat		51	FOURTH AVENUE		CHELMSFORD	CM1 4EZ
10/06/2019	£650,000	Detached		8	EMBERSON CROFT		CHELMSFORD	CM1 4FD
16/10/2019	£570,000	Semi-detached		28	EMBERSON CROFT		CHELMSFORD	CM1 4FD
04/10/2019	£395,000	Semi-detached		28	EMBERSON CROFT		CHELMSFORD	CM1 4FD
08/11/2018	£415,000	Semi-detached		30	EMBERSON CROFT		CHELMSFORD	CM1 4FD
08/04/2019	£431,500	Semi-detached		2	WOOD LEYS		CHELMSFORD	CM1 4FG
23/08/2018	£325,000	Terraced		6	COWLIN MEAD		CHELMSFORD	CM1 4FJ
28/06/2019	£420,000	Detached		12	COWLIN MEAD	BROOMFIELD	CHELMSFORD	CM1 4FJ
19/12/2018	£955,000	Detached		1	EDEN WATERS		CHELMSFORD	CM1 4FQ
30/04/2018	£185,000	Flat	11	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
10/08/2018	£182,000	Flat	12	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
30/04/2018	£180,000	Flat	7	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
26/07/2019	£193,000	Flat	8	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
30/04/2018	£190,000	Flat	8	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
18/05/2018	£200,000	Flat	9	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
27/07/2018	£450,000	Semi-detached	2B		FOURTH AVENUE		CHELMSFORD	CM1 4HA
18/04/2018	£450,000	Semi-detached		8	FOURTH AVENUE		CHELMSFORD	CM1 4HA
10/10/2018	£500,000	Detached		68	FOURTH AVENUE		CHELMSFORD	CM1 4HA
27/09/2018	£570,000	Semi-detached		39	FIFTH AVENUE		CHELMSFORD	CM1 4HB
08/03/2019	£575,000	Semi-detached		45	FIFTH AVENUE		CHELMSFORD	CM1 4HB
11/10/2019	£450,000	Semi-detached		40	FIFTH AVENUE		CHELMSFORD	CM1 4HD
09/11/2018	£665,000	Detached		16	POTTERY LANE		CHELMSFORD	CM1 4HH
04/09/2019	£327,000	Semi-detached		24	NORTH AVENUE		CHELMSFORD	CM1 4JE
17/07/2019	£271,000	Terraced		92	NORTH AVENUE		CHELMSFORD	CM1 4JF
15/08/2019	£275,000	Terraced		96	NORTH AVENUE		CHELMSFORD	CM1 4JF
25/05/2018	£577,000	Detached		9	PARTRIDGE AVENUE		CHELMSFORD	CM1 4JG
23/05/2018	£610,000	Detached		11	PARTRIDGE AVENUE		CHELMSFORD	CM1 4JG
21/09/2018	£360,000	Detached		35	SUNRISE AVENUE		CHELMSFORD	CM1 4JN
12/08/2019	£310,000	Terraced		43	SUNRISE AVENUE		CHELMSFORD	CM1 4JN
28/09/2018	£311,000	Terraced		57	SUNRISE AVENUE		CHELMSFORD	CM1 4JN
31/05/2019	£315,000	Detached		22	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
11/07/2018	£360,000	Detached		46	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
17/04/2018	£285,000	Terraced		60	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
26/11/2018	£339,950	Terraced		66	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
25/09/2018	£388,000	Terraced		70	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
28/02/2019	£350,000	Terraced		76	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
27/02/2019	£365,000	Terraced		76	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
24/08/2018	£270,000	Terraced		86	SUNRISE AVENUE		CHELMSFORD	CM1 4JP

08/10/2018	£195,000	Flat	FLAT 3	42	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ
28/10/2019	£186,000	Flat	FLAT 4	42	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ
31/05/2019	£181,000	Flat	FLAT 4	42	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ
11/02/2019	£195,000	Flat	FLAT 3	44	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ
12/07/2019	£423,000	Terraced		130	SUNRISE AVENUE		CHELMSFORD	CM1 4JR
18/12/2018	£408,000	Detached		5	THE DRIVE		CHELMSFORD	CM1 4JS
23/04/2018	£236,000	Flat		20	THE DRIVE		CHELMSFORD	CM1 4JS
29/06/2018	£305,000	Terraced		61	CHESTNUT WALK		CHELMSFORD	CM1 4JT
22/08/2018	£350,000	Terraced		17	CHESTNUT WALK		CHELMSFORD	CM1 4JU
10/08/2018	£415,000	Detached		30	CHESTNUT WALK		CHELMSFORD	CM1 4JU
17/10/2018	£325,000	Semi-detached		111	SUNRISE AVENUE		CHELMSFORD	CM1 4JW
03/12/2018	£380,000	Terraced		117	SUNRISE AVENUE		CHELMSFORD	CM1 4JW
10/07/2018	£318,000	Terraced		24	TOWN CROFT		CHELMSFORD	CM1 4JX
31/01/2019	£318,000	Terraced		31	TOWN CROFT		CHELMSFORD	CM1 4JX
04/07/2019	£310,000	Terraced		42	TOWN CROFT		CHELMSFORD	CM1 4JX
30/10/2019	£340,000	Semi-detached		43	TOWN CROFT		CHELMSFORD	CM1 4JX
30/09/2019	£915,000	Detached			BRICK KILN COTTAGE	BOYTON CROSS LANE	ROXWELL	CM1 4LD
17/08/2019	£700,000	Terraced	1		THE KEYS	BOYTON CROSS LANE	ROXWELL	CM1 4LE
01/04/2019	£525,000	Semi-detached	3		THE KEYS	BOYTON CROSS LANE	ROXWELL	CM1 4LE
29/06/2018	£475,000	Terraced	3		CLATTER FOOT COTTAGES	BOYTON CROSS	ROXWELL	CM1 4LS
31/08/2018	£286,001	Semi-detached		45	GREEN LANE		ROXWELL	CM1 4NA
31/10/2019	£300,500	Terraced		42	GLOUCESTER CRESCENT		CHELMSFORD	CM1 4NG
17/05/2019	£708,000	Semi-detached			BARN 1	ELM LANE	ROXWELL	CM1 4NJ
02/07/2019	£350,000	Terraced		16	CHESTER PLACE		CHELMSFORD	CM1 4NQ
11/05/2018	£162,000	Flat		85	CHESTER PLACE		CHELMSFORD	CM1 4NQ
17/05/2019	£320,000	Terraced		24	ST MICHAELS DRIVE		ROXWELL	CM1 4NU
19/12/2018	£340,000	Semi-detached		44	ST MICHAELS DRIVE		ROXWELL	CM1 4NU
28/02/2019	£195,000	Flat		1	ST MICHAELS DRIVE		ROXWELL	CM1 4NX
25/05/2018	£520,000	Detached		73	ST MICHAELS DRIVE		ROXWELL	CM1 4NX
23/05/2019	£620,000	Detached		7	CHURCH GREEN		ROXWELL	CM1 4NZ
23/08/2019	£798,000	Detached		9	CHURCH GREEN		ROXWELL	CM1 4NZ
15/04/2019	£323,000	Terraced	2		CHERRY TREE COTTAGES	THE STREET	ROXWELL	CM1 4PD
26/04/2019	£525,000	Detached		3	STONEHILL ROAD		ROXWELL	CM1 4PF
05/10/2018	£292,500	Terraced		39	STONEHILL ROAD		ROXWELL	CM1 4PH
31/10/2018	£340,000	Semi-detached			BLUE HOUSE FARM COTTAGE	CHELMSFORD ROAD	GOOD EASTER	CM1 4PU
24/07/2018	£490,000	Detached		11	SOUTHER CROSS		GOOD EASTER	CM1 4RX
01/11/2018	£352,500	Semi-detached		14	SOUTHER CROSS		GOOD EASTER	CM1 4RX
31/05/2019	£310,000	Terraced		19	SOUTHER CROSS		GOOD EASTER	CM1 4RX
31/07/2018	£788,020	Detached		213	CHIGNAL ROAD		CHELMSFORD	CM1 4SS
26/07/2019	£515,000	Detached			CHOBBS FARM HOUSE		CHIGNAL ST JAMES	CM1 4ST
13/12/2018	£866,000	Semi-detached			CHIGNAL GRANGE	CHIGNAL ROAD	CHIGNAL SMEALEY	CM1 4SZ
23/07/2019	£938,000	Detached			THE BELLS		CHIGNAL SMEALEY	CM1 4TD
28/06/2019	£500,000	Semi-detached			ALPHA	FOX ROAD	MASHBURY	CM1 4TJ
10/05/2019	£475,001	Semi-detached	2		FOX COTTAGE	FOX ROAD	MASHBURY	CM1 4TJ
02/11/2018	£930,000	Detached			BRICK BARN	MASHBURY ROAD	CHIGNAL ST JAMES	CM1 4UA
15/08/2018	£1,236,667	Detached			BRICK BARN FARM	MASHBURY ROAD	CHIGNAL ST JAMES	CM1 4UA
21/08/2019	£355,000	Detached		42	MICAWBER WAY		CHELMSFORD	CM1 4UE
23/01/2019	£408,000	Detached		59	MICAWBER WAY		CHELMSFORD	CM1 4UE
28/05/2019	£264,000	Terraced		44	NICKLEBY ROAD		CHELMSFORD	CM1 4UF
28/09/2018	£299,000	Semi-detached		10	NICKLEBY ROAD		CHELMSFORD	CM1 4UL
27/09/2019	£325,000	Semi-detached		12	NICKLEBY ROAD		CHELMSFORD	CM1 4UL
22/08/2019	£325,000	Semi-detached		6	PICKWICK AVENUE		CHELMSFORD	CM1 4UN
29/06/2018	£315,000	Semi-detached		19	PICKWICK AVENUE		CHELMSFORD	CM1 4UN
16/05/2019	£305,000	Semi-detached		48	PICKWICK AVENUE		CHELMSFORD	CM1 4UN
04/10/2019	£290,000	Terraced		10	TUPMAN CLOSE		CHELMSFORD	CM1 4UP
07/06/2019	£285,000	Semi-detached		22	TUPMAN CLOSE		CHELMSFORD	CM1 4UP
18/09/2019	£450,000	Detached		17	SPENLOW DRIVE		CHELMSFORD	CM1 4UQ

20/08/2019	£480,000	Detached		51	PICKWICK AVENUE	CHELMSFORD	CM1 4UR
21/08/2019	£330,000	Semi-detached		64	PICKWICK AVENUE	CHELMSFORD	CM1 4UR
23/05/2019	£370,000	Detached		86	PICKWICK AVENUE	CHELMSFORD	CM1 4UR
11/10/2019	£412,500	Detached		13	WICKFIELD ASH	CHELMSFORD	CM1 4UT
30/09/2019	£335,000	Detached		17	WICKFIELD ASH	CHELMSFORD	CM1 4UT
18/10/2018	£472,500	Detached		19	WICKFIELD ASH	CHELMSFORD	CM1 4UT
28/02/2019	£330,000	Terraced		4	BARKIS CLOSE	CHELMSFORD	CM1 4UW
28/02/2019	£269,000	Terraced		9	BARKIS CLOSE	CHELMSFORD	CM1 4UW
14/11/2018	£420,000	Detached		31	HAVISHAM WAY	CHELMSFORD	CM1 4UY
28/06/2019	£435,000	Detached		35	TROTWOOD CLOSE	CHELMSFORD	CM1 4UZ
27/08/2019	£185,000	Flat		50	WICKHAM CRESCENT	CHELMSFORD	CM1 4WD
29/06/2018	£210,000	Flat		68	WICKHAM CRESCENT	CHELMSFORD	CM1 4WD
08/07/2019	£490,000	Detached		4	GRANGER ROW	CHELMSFORD	CM1 4WF
15/11/2018	£520,000	Terraced		6	GRANGER ROW	CHELMSFORD	CM1 4WF
21/11/2018	£350,000	Terraced		18	GRANGER ROW	CHELMSFORD	CM1 4WF
08/06/2018	£625,000	Detached		6	LEEFORD	CHELMSFORD	CM1 4WT
29/05/2019	£176,200	Flat		11	DARNAY RISE	CHELMSFORD	CM1 4XA
31/07/2018	£105,000	Flat		12	DARNAY RISE	CHELMSFORD	CM1 4XA
21/09/2018	£119,000	Flat		20	DARNAY RISE	CHELMSFORD	CM1 4XA
03/05/2019	£120,000	Flat		36	DARNAY RISE	CHELMSFORD	CM1 4XA
14/03/2019	£317,500	Semi-detached		68	DARNAY RISE	CHELMSFORD	CM1 4XA
20/04/2018	£265,000	Semi-detached		2	MADELINE PLACE	CHELMSFORD	CM1 4XD
07/10/2019	£241,000	Terraced		12	MADELINE PLACE	CHELMSFORD	CM1 4XD
28/06/2019	£285,000	Terraced		31	MADELINE PLACE	CHELMSFORD	CM1 4XD
12/07/2019	£245,000	Terraced		32	MADELINE PLACE	CHELMSFORD	CM1 4XD
18/05/2018	£267,000	Terraced		34	MADELINE PLACE	CHELMSFORD	CM1 4XD
30/08/2018	£94,500	Flat		20	NICHOLAS COURT	CHELMSFORD	CM1 4XE
24/08/2018	£91,000	Flat		22	NICHOLAS COURT	CHELMSFORD	CM1 4XE
17/10/2019	£475,000	Detached		59	NICKLEBY ROAD	CHELMSFORD	CM1 4XG
24/07/2019	£117,500	Flat		5	TUGBY PLACE	CHELMSFORD	CM1 4XL
29/08/2019	£163,000	Flat		29	TUGBY PLACE	CHELMSFORD	CM1 4XL
18/05/2018	£173,500	Terraced		43	TUGBY PLACE	CHELMSFORD	CM1 4XL
27/11/2018	£310,000	Semi-detached		45	TUGBY PLACE	CHELMSFORD	CM1 4XL
08/02/2019	£185,000	Flat		55	TUGBY PLACE	CHELMSFORD	CM1 4XL
04/09/2019	£168,000	Flat		23	BOUNDERBY GROVE	CHELMSFORD	CM1 4XN
28/06/2019	£280,000	Terraced		37	BOUNDERBY GROVE	CHELMSFORD	CM1 4XN
15/05/2019	£290,000	Semi-detached		5	OLIVER WAY	CHELMSFORD	CM1 4XR
02/09/2019	£320,000	Semi-detached		10	PIPCIN ROAD	CHELMSFORD	CM1 4XT
14/02/2019	£268,500	Terraced		31	PEGGOTTY CLOSE	CHELMSFORD	CM1 4XU
13/11/2018	£270,000	Terraced		65	PEGGOTTY CLOSE	CHELMSFORD	CM1 4XU
17/05/2018	£255,000	Detached		24	BOUNDERBY GROVE	CHELMSFORD	CM1 4XW
06/09/2019	£95,000	Flat		36	BOUNDERBY GROVE	CHELMSFORD	CM1 4XW
20/03/2019	£115,000	Flat		42	BOUNDERBY GROVE	CHELMSFORD	CM1 4XW
26/09/2019	£95,000	Flat		44	BOUNDERBY GROVE	CHELMSFORD	CM1 4XW
19/09/2018	£300,000	Semi-detached		62	BOUNDERBY GROVE	CHELMSFORD	CM1 4XW
23/08/2019	£370,000	Semi-detached		14	TAPLEY ROAD	CHELMSFORD	CM1 4XY
24/01/2019	£420,000	Detached		15	TAPLEY ROAD	CHELMSFORD	CM1 4XY
01/11/2018	£502,500	Detached		37	TAPLEY ROAD	CHELMSFORD	CM1 4XY
19/12/2018	£430,000	Semi-detached		51	TAPLEY ROAD	CHELMSFORD	CM1 4XY
12/07/2019	£500,000	Detached		35	SOWERBERRY CLOSE	CHELMSFORD	CM1 4YB
26/10/2018	£400,000	Detached		9	MAGWITCH CLOSE	CHELMSFORD	CM1 4YE
22/11/2018	£565,000	Detached		16	MAGWITCH CLOSE	CHELMSFORD	CM1 4YE
24/08/2018	£492,000	Detached		22	BARNABY RUDGE	CHELMSFORD	CM1 4YG
23/10/2018	£500,000	Detached		33	BARNABY RUDGE	CHELMSFORD	CM1 4YG
19/11/2018	£492,500	Detached		12	WELLER GROVE	CHELMSFORD	CM1 4YJ
13/07/2018	£480,000	Terraced		28	WELLER GROVE	CHELMSFORD	CM1 4YJ
06/07/2018	£497,850	Detached		6	LITTLE NELL	CHELMSFORD	CM1 4YL

21/08/2019	£260,000	Terraced		25	FLINTWICH MANOR		CHELMSFORD	CM1 4YP
20/08/2019	£307,500	Semi-detached		38	FLINTWICH MANOR		CHELMSFORD	CM1 4YP
06/07/2018	£535,000	Detached		2	LITTLE DORRIT		CHELMSFORD	CM1 4YQ
10/08/2018	£560,000	Detached		16	LITTLE DORRIT		CHELMSFORD	CM1 4YQ
07/11/2018	£155,000	Flat		1	BELVAWNEY CLOSE		CHELMSFORD	CM1 4YR
06/12/2018	£216,000	Flat		5	MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY
12/06/2019	£635,000	Detached		4	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG
11/05/2018	£477,500	Detached		42	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG
04/03/2019	£600,000	Detached		45	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH
12/09/2019	£750,000	Detached		53	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH
20/04/2018	£106,000	Flat		61	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL
03/09/2019	£560,000	Terraced		6	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN
29/03/2019	£765,000	Detached		19	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN
22/01/2019	£450,000	Terraced		22	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN
27/08/2019	£470,000	Terraced		24	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN
06/02/2019	£343,000	Terraced		12	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP
07/12/2018	£355,000	Terraced		16	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP
22/11/2018	£478,000	Semi-detached		22	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP
28/11/2018	£664,995	Detached		2	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR
27/09/2018	£500,000	Detached		6	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR
18/02/2019	£650,000	Terraced		40	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR
30/04/2019	£140,000	Flat		186	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR
17/12/2018	£875,000	Detached		6	JOSEPH CLIBBON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AS
28/08/2019	£475,000	Detached		19	JOSEPH CLIBBON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AS
27/06/2019	£474,000	Detached		19	JOSEPH CLIBBON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AS
28/02/2019	£219,000	Flat		23	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU
17/09/2018	£750,000	Detached		93	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU
30/08/2018	£775,000	Detached		95	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU
26/09/2018	£870,000	Detached		97	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU
10/12/2018	£850,000	Detached		1	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ
06/04/2018	£680,000	Semi-detached		25	LOUVAIN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BA
15/07/2019	£575,000	Semi-detached		27	LOUVAIN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BA
30/04/2018	£875,000	Detached		12	SIDNEY PLACE	SPRINGFIELD	CHELMSFORD	CM1 6BE
29/10/2018	£875,000	Detached		17	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF
12/06/2018	£530,000	Detached		26	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF
09/08/2019	£640,000	Terraced		8	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG
29/08/2019	£1,500,000	Detached		29	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG
24/06/2019	£1,250,000	Detached		30	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG
24/05/2019	£881,250	Detached		2	CLUNFORD PLACE	SPRINGFIELD	CHELMSFORD	CM1 6BH
11/05/2018	£640,000	Detached		5	CLUNFORD PLACE	SPRINGFIELD	CHELMSFORD	CM1 6BH
25/09/2019	£534,000	Detached		7	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY
25/09/2019	£545,000	Detached		9	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY
30/08/2019	£510,000	Detached		27	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY
30/08/2019	£514,995	Detached		29	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY
10/08/2018	£525,000	Detached		5	JOSEPH PRENTICE WAY		CHELMSFORD	CM1 6DB
17/09/2019	£735,000	Detached		9	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6DB
30/05/2019	£644,995	Detached		1	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP
30/07/2019	£645,000	Detached		5	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP
28/06/2019	£599,995	Detached		9	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP
27/06/2019	£599,995	Detached		12	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP
28/06/2019	£659,995	Detached		14	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP
27/09/2019	£599,995	Detached		1	ALICK HORNSNELL VIEW	SPRINGFIELD	CHELMSFORD	CM1 6DQ
09/11/2018	£208,000	Flat		65	BURNELL GATE		CHELMSFORD	CM1 6ED
14/12/2018	£227,000	Flat		81	BURNELL GATE		CHELMSFORD	CM1 6ED
31/10/2019	£305,000	Flat		103	BURNELL GATE		CHELMSFORD	CM1 6ED
31/10/2018	£652,500	Detached		1	ANJOU GREEN		CHELMSFORD	CM1 6EE
05/09/2018	£402,000	Detached		9	MULTON LEA		CHELMSFORD	CM1 6EF

28/05/2019	£347,500	Terraced			5	CHURCHILL RISE		CHELMSFORD	CM1 6FD
11/06/2018	£355,000	Terraced			5	CHURCHILL RISE		CHELMSFORD	CM1 6FD
19/04/2018	£280,000	Semi-detached			25	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE
17/08/2018	£230,000	Terraced			27	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE
11/01/2019	£220,000	Terraced			50	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE
15/10/2018	£390,000	Semi-detached			84	TRENCHARD CRESCENT		CHELMSFORD	CM1 6FG
15/03/2019	£137,000	Flat			34	LUPIN DRIVE		CHELMSFORD	CM1 6FH
22/06/2018	£166,500	Flat			40	LUPIN DRIVE		CHELMSFORD	CM1 6FH
31/10/2019	£270,000	Semi-detached			70	LUPIN DRIVE		CHELMSFORD	CM1 6FH
31/07/2018	£310,000	Semi-detached			80	LUPIN DRIVE		CHELMSFORD	CM1 6FJ
25/05/2018	£650,000	Semi-detached			80	LUPIN DRIVE		CHELMSFORD	CM1 6FJ
10/08/2018	£135,000	Flat			104	LUPIN DRIVE		CHELMSFORD	CM1 6FJ
19/07/2019	£415,000	Semi-detached			158	LUPIN DRIVE		CHELMSFORD	CM1 6FJ
03/05/2019	£371,000	Detached			1	HUNTERS WAY		CHELMSFORD	CM1 6FL
30/04/2019	£440,000	Terraced			24	HUNTERS WAY		CHELMSFORD	CM1 6FL
25/05/2018	£285,000	Terraced			10	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN
24/08/2018	£437,000	Detached			25	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN
07/09/2018	£440,000	Detached			47	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN
25/01/2019	£280,000	Semi-detached		2A		RENOIR PLACE		CHELMSFORD	CM1 6FP
27/09/2018	£281,000	Terraced			13	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ
19/09/2018	£150,000	Flat	FLAT 13	WOODROSE LODGE		LUPIN DRIVE		CHELMSFORD	CM1 6FS
04/10/2019	£160,000	Flat	FLAT 10	WISTERIA LODGE		LUPIN DRIVE		CHELMSFORD	CM1 6FT
07/09/2018	£140,000	Flat	FLAT 14	WISTERIA LODGE		LUPIN DRIVE		CHELMSFORD	CM1 6FT
17/05/2018	£124,500	Flat	FLAT 22	WISTERIA LODGE		LUPIN DRIVE		CHELMSFORD	CM1 6FT
07/09/2018	£118,000	Flat	FLAT 8	WISTERIA LODGE		LUPIN DRIVE		CHELMSFORD	CM1 6FT
04/10/2019	£320,000	Terraced			27	SHIRE CLOSE		CHELMSFORD	CM1 6FW
09/08/2019	£184,999	Semi-detached			42	VERMEER RIDE		CHELMSFORD	CM1 6GA
03/05/2019	£308,250	Semi-detached			10	BONINGTON CHASE		CHELMSFORD	CM1 6GB
25/01/2019	£195,000	Terraced			46	BONINGTON CHASE		CHELMSFORD	CM1 6GB
03/08/2018	£188,500	Terraced			72	BONINGTON CHASE		CHELMSFORD	CM1 6GB
12/11/2018	£330,000	Semi-detached			9	REMBRANDT GROVE		CHELMSFORD	CM1 6GD
01/03/2019	£185,000	Flat	FLAT 15	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE
23/11/2018	£177,000	Flat	FLAT 25	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE
11/09/2018	£137,500	Flat	FLAT 6	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE
07/06/2018	£165,000	Flat	FLAT 1	RAEBURN COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GF
31/01/2019	£176,000	Flat	FLAT 6	RAEBURN COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GF
25/01/2019	£139,500	Flat	FLAT 7	RAEBURN COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GF
21/06/2019	£267,000	Semi-detached			15	BONINGTON CHASE		CHELMSFORD	CM1 6GG
02/05/2019	£210,000	Semi-detached			22	REMBRANDT GROVE		CHELMSFORD	CM1 6GH
15/03/2019	£388,000	Detached			58	REMBRANDT GROVE		CHELMSFORD	CM1 6GH
09/10/2019	£355,000	Semi-detached			77	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ
19/10/2018	£289,000	Terraced			119	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ
05/08/2019	£360,000	Semi-detached			121	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ
07/06/2018	£380,000	Semi-detached			145	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ
29/07/2019	£181,000	Flat			2	CLEMATIS TYE		CHELMSFORD	CM1 6GL
07/03/2019	£550,000	Detached			2	RUBENS GATE		CHELMSFORD	CM1 6GN
16/04/2018	£175,000	Terraced			60	RUBENS GATE		CHELMSFORD	CM1 6GN
29/05/2019	£362,500	Terraced			82	RUBENS GATE		CHELMSFORD	CM1 6GN
31/05/2019	£207,500	Terraced			12	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ
02/10/2018	£230,000	Terraced			13	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ
08/06/2019	£218,000	Terraced			16	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ
30/11/2018	£375,000	Detached			21	RUBENS GATE		CHELMSFORD	CM1 6GW
13/12/2018	£380,000	Detached			25	RUBENS GATE		CHELMSFORD	CM1 6GW
19/03/2019	£300,000	Semi-detached			29	RUBENS GATE		CHELMSFORD	CM1 6GW
05/07/2018	£425,000	Semi-detached			57	RUBENS GATE		CHELMSFORD	CM1 6GW
31/10/2018	£520,000	Detached			37	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY
19/10/2018	£405,000	Detached			30	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GZ



02/11/2018	£480,000	Detached		71	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GZ
14/01/2019	£280,000	Semi-detached		25	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HY
25/06/2019	£310,000	Semi-detached		49	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HZ
12/07/2019	£335,000	Semi-detached		53	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HZ
04/12/2018	£365,000	Detached		56	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HZ
02/11/2018	£385,000	Detached		59	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HZ
12/12/2018	£445,000	Detached		88	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JA
05/07/2019	£480,000	Semi-detached		105	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB
30/07/2018	£700,000	Detached		134	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB
22/10/2018	£490,000	Detached		15	HELSTON ROAD		CHELMSFORD	CM1 6JE
13/08/2018	£492,000	Detached		38	HELSTON ROAD		CHELMSFORD	CM1 6JF
30/05/2019	£330,000	Semi-detached		1	TAUNTON ROAD		CHELMSFORD	CM1 6JH
20/03/2019	£362,000	Semi-detached		3	PENZANCE CLOSE		CHELMSFORD	CM1 6JJ
21/06/2019	£365,000	Semi-detached		6	TAVISTOCK ROAD		CHELMSFORD	CM1 6JL
22/06/2018	£360,000	Semi-detached		10	TAVISTOCK ROAD		CHELMSFORD	CM1 6JL
08/02/2019	£322,000	Semi-detached		36	TAVISTOCK ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JN
13/07/2018	£305,000	Semi-detached		8	HAVENGORE		CHELMSFORD	CM1 6JR
21/06/2019	£295,000	Terraced		14	HAVENGORE		CHELMSFORD	CM1 6JR
01/08/2019	£315,000	Terraced		22	HAVENGORE		CHELMSFORD	CM1 6JR
19/10/2018	£320,000	Terraced		30	HAVENGORE		CHELMSFORD	CM1 6JR
31/05/2019	£295,000	Terraced		25	OSEA WAY		CHELMSFORD	CM1 6JS
29/11/2018	£265,000	Terraced		6	OSEA WAY		CHELMSFORD	CM1 6JT
27/04/2018	£194,500	Flat		30	THE RAY		CHELMSFORD	CM1 6JU
17/09/2018	£400,000	Detached		12	REDRUTH CLOSE		CHELMSFORD	CM1 6JW
03/05/2018	£340,000	Detached		1	RUSHLEYDALE		CHELMSFORD	CM1 6JX
12/07/2019	£330,000	Semi-detached		3	RUSHLEYDALE		CHELMSFORD	CM1 6JX
22/10/2018	£375,000	Semi-detached		11	RUSHLEYDALE		CHELMSFORD	CM1 6JX
06/12/2018	£165,000	Flat	18C		RUSHLEYDALE		CHELMSFORD	CM1 6JX
31/07/2019	£320,000	Semi-detached		29	WALLASEA GARDENS		CHELMSFORD	CM1 6JY
21/10/2019	£380,000	Semi-detached		75	WALLASEA GARDENS		CHELMSFORD	CM1 6JY
17/09/2018	£355,000	Semi-detached		75	WALLASEA GARDENS		CHELMSFORD	CM1 6JY
14/11/2018	£165,000	Terraced		26	GREAT COB		CHELMSFORD	CM1 6LA
24/05/2019	£290,000	Terraced		36	GREAT COB		CHELMSFORD	CM1 6LA
10/01/2019	£194,000	Flat		7	CANVEY WALK		CHELMSFORD	CM1 6LB
18/12/2018	£190,000	Flat		13	CANVEY WALK		CHELMSFORD	CM1 6LB
11/02/2019	£190,000	Flat		21	CANVEY WALK		CHELMSFORD	CM1 6LB
30/05/2019	£185,000	Flat		25	CANVEY WALK		CHELMSFORD	CM1 6LB
10/05/2019	£166,500	Terraced		32	CANVEY WALK		CHELMSFORD	CM1 6LB
20/07/2018	£191,000	Flat		51	CANVEY WALK		CHELMSFORD	CM1 6LB
03/08/2018	£185,000	Flat		53	CANVEY WALK		CHELMSFORD	CM1 6LB
01/10/2018	£185,000	Flat		55	CANVEY WALK		CHELMSFORD	CM1 6LB
11/09/2019	£520,000	Detached		7	BODMIN ROAD		CHELMSFORD	CM1 6LH
15/02/2019	£340,000	Semi-detached		18	BODMIN ROAD		CHELMSFORD	CM1 6LH
30/05/2019	£315,000	Detached		23	BODMIN ROAD		CHELMSFORD	CM1 6LJ
27/09/2019	£470,000	Detached		38	BODMIN ROAD		CHELMSFORD	CM1 6LJ
06/04/2018	£125,000	Flat		52	BODMIN ROAD		CHELMSFORD	CM1 6LJ
08/10/2019	£220,000	Flat		62	BODMIN ROAD		CHELMSFORD	CM1 6LJ
11/10/2019	£425,000	Semi-detached		51	BODMIN ROAD		CHELMSFORD	CM1 6LL
08/05/2018	£360,000	Detached		61	BODMIN ROAD		CHELMSFORD	CM1 6LL
15/07/2019	£380,000	Semi-detached		4	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR
09/08/2018	£440,000	Detached		28	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR
31/10/2019	£362,000	Semi-detached		31	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS
26/10/2018	£325,000	Terraced		52	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS
26/10/2018	£400,000	Terraced		54	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS
20/04/2018	£293,000	Terraced		69	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS
24/08/2018	£365,000	Semi-detached		11	DARTMOUTH ROAD		CHELMSFORD	CM1 6LT
15/05/2019	£360,000	Semi-detached		10	WEYMOUTH ROAD		CHELMSFORD	CM1 6LW

17/08/2018	£200,000	Semi-detached			26	TOTNES WALK		CHELMSFORD	CM1 6LX
21/10/2019	£282,000	Semi-detached			1	BRIDPORT ROAD		CHELMSFORD	CM1 6NA
15/02/2019	£196,000	Flat			1	TORQUAY ROAD		CHELMSFORD	CM1 6NF
25/02/2019	£225,500	Flat			11	TORQUAY ROAD		CHELMSFORD	CM1 6NF
11/02/2019	£325,000	Semi-detached			8	BEGONIA CLOSE		CHELMSFORD	CM1 6NL
28/01/2019	£225,000	Terraced			29	BEGONIA CLOSE		CHELMSFORD	CM1 6NL
19/09/2019	£212,000	Terraced			31	BEGONIA CLOSE		CHELMSFORD	CM1 6NL
31/08/2018	£220,000	Terraced			36	BEGONIA CLOSE		CHELMSFORD	CM1 6NL
18/10/2019	£285,000	Terraced			64	BEGONIA CLOSE		CHELMSFORD	CM1 6NL
08/10/2019	£315,000	Semi-detached			3	LAWN LANE		CHELMSFORD	CM1 6NP
12/11/2018	£585,000	Detached			32	LAWN LANE		CHELMSFORD	CM1 6NR
25/09/2018	£480,000	Semi-detached			40	LAWN LANE		CHELMSFORD	CM1 6NR
03/05/2019	£360,000	Detached			3	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
03/08/2018	£362,000	Semi-detached			12	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
11/05/2018	£430,000	Detached			21	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
21/06/2019	£590,000	Detached			25	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
15/02/2019	£310,000	Semi-detached			35	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
20/07/2018	£300,000	Terraced			39	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
16/08/2019	£192,500	Terraced			84	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
03/08/2018	£220,000	Terraced			92	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
26/02/2019	£146,000	Flat			70	FOXGLOVE WAY		CHELMSFORD	CM1 6QR
10/09/2018	£110,000	Flat			86	FOXGLOVE WAY		CHELMSFORD	CM1 6QR
03/12/2018	£270,000	Terraced			6	FOXGLOVE WAY		CHELMSFORD	CM1 6QS
18/10/2019	£285,000	Terraced			15	PRIMULA WAY		CHELMSFORD	CM1 6QT
21/10/2019	£310,000	Terraced			50	PRIMULA WAY		CHELMSFORD	CM1 6QT
06/04/2018	£296,000	Terraced			50	PRIMULA WAY		CHELMSFORD	CM1 6QT
16/08/2019	£250,000	Terraced			4	DAISY COURT		CHELMSFORD	CM1 6QU
06/07/2018	£180,000	Flat			16	LARKSPUR COURT		CHELMSFORD	CM1 6QX
01/02/2019	£395,000	Semi-detached			4	PADDOCK DRIVE		CHELMSFORD	CM1 6SS
11/10/2019	£375,000	Detached			38	PADDOCK DRIVE		CHELMSFORD	CM1 6SS
24/05/2019	£437,000	Detached			16	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
03/12/2018	£350,000	Semi-detached			23	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
18/07/2018	£317,500	Terraced			29	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
07/06/2019	£375,000	Terraced			33	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
12/04/2019	£320,000	Semi-detached			52	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
27/06/2019	£165,000	Terraced			90	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
25/05/2018	£300,000	Semi-detached			18	TYTHE CLOSE		CHELMSFORD	CM1 6SU
30/04/2018	£335,000	Terraced			19	TYTHE CLOSE		CHELMSFORD	CM1 6SU
01/02/2019	£320,000	Terraced			3	SADDLE RISE		CHELMSFORD	CM1 6SX
17/08/2018	£337,500	Terraced			8	SADDLE RISE		CHELMSFORD	CM1 6SX
07/05/2019	£325,000	Terraced			23	SADDLE RISE		CHELMSFORD	CM1 6SX
28/09/2018	£345,000	Terraced			42	SADDLE RISE		CHELMSFORD	CM1 6SX
22/10/2018	£480,000	Detached			3	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY
22/03/2019	£276,000	Terraced			24	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY
22/05/2019	£385,000	Detached			36	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY
06/12/2018	£520,000	Detached			44	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY
13/08/2018	£485,000	Detached			4	ANVIL WAY	SPRINGFIELD	CHELMSFORD	CM1 6SZ
22/08/2019	£500,000	Semi-detached	2	HOLDERS FARM COTTAGES		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TA
04/10/2018	£560,000	Detached		WELLBECK		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TA
16/11/2018	£326,000	Terraced			141	PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TA
30/04/2018	£339,500	Semi-detached		BRUNSWICK		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TB
11/10/2018	£339,500	Semi-detached		KESWICK		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TB
21/11/2018	£375,000	Semi-detached	1	ROSE COTTAGE		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TB
12/10/2018	£380,000	Semi-detached	2	ROSE COTTAGE		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TB
08/10/2019	£300,000	Terraced			6	ASHURST DRIVE		CHELMSFORD	CM1 6TN
14/12/2018	£320,000	Terraced			37	ASHURST DRIVE		CHELMSFORD	CM1 6TN
17/05/2019	£360,000	Terraced			19	UPLANDS DRIVE		CHELMSFORD	CM1 6TR

11/10/2018	£375,000	Terraced		27	UPLANDS DRIVE	CHELMSFORD	CM1 6TR
10/05/2019	£353,500	Semi-detached		73	DOWNSWAY	CHELMSFORD	CM1 6TT
03/10/2018	£375,000	Semi-detached		77	DOWNSWAY	CHELMSFORD	CM1 6TT
21/08/2018	£390,000	Semi-detached		79	DOWNSWAY	CHELMSFORD	CM1 6TT
30/08/2019	£326,000	Terraced		98	DOWNSWAY	CHELMSFORD	CM1 6TU
27/09/2019	£360,000	Terraced		20	UPLANDS DRIVE	CHELMSFORD	CM1 6TW
11/10/2019	£300,000	Detached		30	UPLANDS DRIVE	CHELMSFORD	CM1 6TW
09/08/2019	£300,000	Terraced		19	LEYBOURNE DRIVE	CHELMSFORD	CM1 6TX
08/03/2019	£318,000	Detached		15	BELMONDE DRIVE	CHELMSFORD	CM1 6TY
07/02/2019	£375,000	Detached		34	MAYNE CREST	CHELMSFORD	CM1 6UB
17/07/2019	£340,000	Semi-detached		44	MAYNE CREST	CHELMSFORD	CM1 6UB
30/11/2018	£472,000	Detached		15	BRIARSWOOD	CHELMSFORD	CM1 6UH
17/08/2018	£537,000	Detached		37	BRIARSWOOD	CHELMSFORD	CM1 6UH
27/09/2019	£350,000	Semi-detached		11	WESTERDALE	CHELMSFORD	CM1 6UN
31/08/2018	£375,000	Terraced		15	NORTH DELL	CHELMSFORD	CM1 6UP
28/10/2019	£300,000	Semi-detached		2	GAIGER CLOSE	CHELMSFORD	CM1 6UR
07/03/2019	£353,000	Semi-detached		10	GAIGER CLOSE	CHELMSFORD	CM1 6UR
31/05/2018	£340,000	Semi-detached		12	GAIGER CLOSE	CHELMSFORD	CM1 6UR
19/11/2018	£395,000	Semi-detached		17	BELMONT CLOSE	CHELMSFORD	CM1 6UT
28/09/2018	£360,500	Semi-detached		9	WALKERS CLOSE	CHELMSFORD	CM1 6UW
03/05/2019	£370,000	Semi-detached		69	PADDOCK DRIVE	CHELMSFORD	CM1 6UX
07/12/2018	£193,250	Semi-detached		19	CARRIAGE DRIVE	CHELMSFORD	CM1 6UY
27/06/2018	£389,995	Detached		55	CARRIAGE DRIVE	CHELMSFORD	CM1 6UY
29/05/2018	£400,000	Detached		55	CARRIAGE DRIVE	CHELMSFORD	CM1 6UY
15/03/2019	£287,500	Semi-detached		22	DAFFODIL WAY	CHELMSFORD	CM1 6XB
28/06/2019	£278,000	Terraced		36	DAFFODIL WAY	CHELMSFORD	CM1 6XB
15/07/2019	£375,000	Terraced		47	DAFFODIL WAY	CHELMSFORD	CM1 6XB
20/06/2018	£163,000	Flat		30	SNOWDROP CLOSE	CHELMSFORD	CM1 6XD
28/01/2019	£308,500	Semi-detached		53	DAFFODIL WAY	CHELMSFORD	CM1 6XE
05/10/2018	£190,000	Flat		12	VIOLET CLOSE	CHELMSFORD	CM1 6XG
20/06/2018	£300,000	Terraced		15	VIOLET CLOSE	CHELMSFORD	CM1 6XG
28/11/2018	£315,000	Terraced		36	VIOLET CLOSE	CHELMSFORD	CM1 6XG
28/09/2018	£185,000	Flat		107	CROCUS WAY	CHELMSFORD	CM1 6XH
11/07/2018	£247,000	Semi-detached		108	CROCUS WAY	CHELMSFORD	CM1 6XH
04/09/2018	£180,000	Flat		115	CROCUS WAY	CHELMSFORD	CM1 6XH
31/07/2018	£248,250	Terraced		5	JASMINE CLOSE	CHELMSFORD	CM1 6XL
24/05/2019	£317,000	Terraced		10	JASMINE CLOSE	CHELMSFORD	CM1 6XL
06/04/2018	£180,000	Flat		31	CROCUS WAY	CHELMSFORD	CM1 6XP
30/09/2019	£273,500	Semi-detached		4	HYACINTH COURT	CHELMSFORD	CM1 6XQ
16/07/2018	£280,000	Terraced		7	HYACINTH COURT	CHELMSFORD	CM1 6XQ
03/04/2018	£290,000	Terraced		6	CARNATION CLOSE	CHELMSFORD	CM1 6XR
10/07/2019	£270,000	Terraced		8	CARNATION CLOSE	CHELMSFORD	CM1 6XR
29/10/2018	£315,000	Terraced		11	CARNATION CLOSE	CHELMSFORD	CM1 6XR
24/07/2019	£278,000	Terraced		13	CARNATION CLOSE	CHELMSFORD	CM1 6XR
26/09/2018	£280,000	Semi-detached		13	IRIS CLOSE	CHELMSFORD	CM1 6XS
28/02/2019	£274,000	Terraced		20	HONEYSUCKLE PATH	CHELMSFORD	CM1 6XT
13/08/2018	£292,000	Terraced		25	CORNFLOWER DRIVE	CHELMSFORD	CM1 6XY
09/05/2019	£143,500	Flat		49	CORNFLOWER DRIVE	CHELMSFORD	CM1 6XZ
17/08/2018	£145,000	Flat		55	CORNFLOWER DRIVE	CHELMSFORD	CM1 6XZ
20/09/2019	£180,000	Flat		137	CORNFLOWER DRIVE	CHELMSFORD	CM1 6XZ
05/10/2018	£215,000	Terraced		12	POPPY GREEN	CHELMSFORD	CM1 6YD
20/11/2018	£370,000	Terraced		4	LOBELIA CLOSE	CHELMSFORD	CM1 6YE
29/03/2019	£284,000	Terraced		2	DAHLIA CLOSE	CHELMSFORD	CM1 6YG
08/02/2019	£318,000	Semi-detached		13	DAHLIA CLOSE	CHELMSFORD	CM1 6YG
30/04/2018	£140,000	Flat		18	AZALEA COURT	CHELMSFORD	CM1 6YL
01/08/2019	£185,000	Flat		19	AZALEA COURT	CHELMSFORD	CM1 6YL
12/07/2018	£150,000	Flat		20	AZALEA COURT	CHELMSFORD	CM1 6YL

12/07/2019	£153,000	Flat			21	AZALEA COURT		CHELMSFORD	CM1 6YL
31/07/2019	£178,000	Flat			29	AZALEA COURT		CHELMSFORD	CM1 6YL
06/07/2018	£160,000	Flat			33	AZALEA COURT		CHELMSFORD	CM1 6YL
31/10/2018	£273,000	Semi-detached			3	LILY CLOSE		CHELMSFORD	CM1 6YN
22/03/2019	£370,000	Detached			11	LILY CLOSE		CHELMSFORD	CM1 6YN
20/06/2018	£390,000	Detached			23	LILY CLOSE		CHELMSFORD	CM1 6YN
07/09/2018	£325,000	Terraced			47	LILY CLOSE		CHELMSFORD	CM1 6YN
25/05/2018	£340,000	Semi-detached			51	LILY CLOSE		CHELMSFORD	CM1 6YN
15/03/2019	£370,000	Detached			6	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP
14/06/2019	£275,000	Semi-detached		9A		PETUNIA CRESCENT		CHELMSFORD	CM1 6YP
07/10/2019	£270,000	Semi-detached			25	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP
19/12/2018	£165,000	Flat			52	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP
26/06/2019	£232,650	Terraced			81	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR
26/10/2018	£297,500	Semi-detached			95	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR
11/10/2019	£400,000	Detached			96	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR
09/08/2018	£297,000	Terraced			97	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR
08/02/2019	£320,000	Semi-detached			5	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS
18/06/2018	£245,000	Semi-detached			5	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS
29/06/2018	£190,000	Terraced			16	FOREFIELD GREEN		CHELMSFORD	CM1 6YU
23/11/2018	£331,500	Terraced			21	FOREFIELD GREEN		CHELMSFORD	CM1 6YU
28/02/2019	£295,000	Terraced			10	SUNFLOWER CLOSE		CHELMSFORD	CM1 6YW
17/08/2018	£380,000	Terraced			9	STABLECROFT		CHELMSFORD	CM1 6YX
30/05/2019	£330,500	Terraced			39	STABLECROFT		CHELMSFORD	CM1 6YX
04/09/2019	£345,000	Semi-detached			60	STABLECROFT		CHELMSFORD	CM1 6YX
02/04/2019	£290,000	Semi-detached			132	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG
13/09/2018	£360,000	Semi-detached			160	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG
09/05/2019	£630,000	Detached			1	BEAUCHAMPS CLOSE		CHELMSFORD	CM1 6ZP
29/08/2019	£187,000	Terraced			88	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AA
19/04/2018	£250,000	Terraced			2	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB
16/05/2019	£200,000	Terraced			3	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB
25/01/2019	£248,500	Terraced			5	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB
21/06/2019	£637,500	Terraced			18	POST OFFICE ROAD	BROOMFIELD	CHELMSFORD	CM1 7AD
12/07/2019	£920,000	Detached			25	POST OFFICE ROAD	BROOMFIELD	CHELMSFORD	CM1 7AD
11/10/2019	£345,000	Semi-detached			20	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN
25/10/2018	£700,000	Detached			132	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AQ
03/05/2018	£295,000	Terraced			24	RIDLEY ROAD		CHELMSFORD	CM1 7AR
01/03/2019	£540,000	Detached		48A		RIDLEY ROAD		CHELMSFORD	CM1 7AR
29/10/2018	£395,000	Semi-detached			317	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AX
05/09/2019	£380,000	Semi-detached			3	JULIAN CLOSE		CHELMSFORD	CM1 7AZ
25/05/2018	£417,500	Detached			337	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BB
14/12/2018	£405,000	Detached			9	BUTLERS CLOSE		CHELMSFORD	CM1 7BE
28/06/2019	£545,000	Detached			11	BUTLERS CLOSE		CHELMSFORD	CM1 7BE
24/04/2019	£325,000	Semi-detached			24	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG
12/04/2019	£360,000	Detached			26	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG
15/02/2019	£322,500	Semi-detached			41	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG
18/06/2019	£327,000	Semi-detached			77	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG
31/01/2019	£355,000	Semi-detached			77	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG
13/09/2019	£420,000	Semi-detached			9	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BH
28/10/2019	£362,500	Semi-detached			47	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BH
24/04/2019	£363,000	Semi-detached			49	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BH
11/12/2018	£218,000	Flat			8	CRICKETERS CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BL
04/07/2019	£380,000	Semi-detached			11	MILL LANE	BROOMFIELD	CHELMSFORD	CM1 7BQ
07/02/2019	£490,000	Detached			27	MILL LANE	BROOMFIELD	CHELMSFORD	CM1 7BQ
06/09/2018	£1,200,000	Detached		GRYFFINDOR HOUSE		GUTTERS LANE	BROOMFIELD	CHELMSFORD	CM1 7BT
22/02/2019	£218,000	Flat		43A		MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU
23/07/2018	£335,000	Detached			53	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU
09/08/2019	£315,000	Semi-detached			23	HEATHFIELD ROAD		CHELMSFORD	CM1 7BZ

10/09/2018	£452,000	Semi-detached		2	MORAN AVENUE		CHELMSFORD	CM1 7DB
25/02/2019	£360,000	Detached		28	HEARSALL AVENUE		CHELMSFORD	CM1 7DD
15/02/2019	£410,000	Semi-detached		1	CAPEL CLOSE		CHELMSFORD	CM1 7DE
23/08/2019	£355,000	Semi-detached		20	COOMBE RISE	BROOMFIELD	CHELMSFORD	CM1 7DG
15/11/2018	£325,000	Terraced		129	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7DJ
09/08/2018	£500,000	Detached		14	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DN
26/10/2018	£455,000	Detached		18	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DN
15/08/2019	£460,000	Detached		28	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DN
23/05/2019	£475,000	Semi-detached		93	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7DQ
31/07/2018	£337,000	Semi-detached		34	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DR
08/04/2019	£630,000	Detached		55	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DR
20/07/2018	£335,035	Semi-detached		57	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DR
26/07/2019	£1,350,000	Detached			SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS
22/02/2019	£1,790,000	Detached			PARSONAGE HOUSE	BROOMFIELD	CHELMSFORD	CM1 7DS
09/01/2019	£710,000	Detached			THE OLD GOOSE YARD	BROOMFIELD	CHELMSFORD	CM1 7DS
20/09/2019	£700,000	Detached		76	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS
23/10/2018	£880,000	Detached			78A	BROOMFIELD	CHELMSFORD	CM1 7DS
09/11/2018	£475,000	Detached		16	GOULTON ROAD		CHELMSFORD	CM1 7DW
17/08/2018	£450,000	Semi-detached		62	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX
12/08/2019	£327,500	Semi-detached		3	VELLACOTTS		CHELMSFORD	CM1 7EA
10/05/2018	£300,000	Detached		9	VELLACOTTS		CHELMSFORD	CM1 7EA
25/01/2019	£295,000	Terraced		11	VELLACOTTS		CHELMSFORD	CM1 7EA
05/04/2019	£225,000	Terraced		41	VELLACOTTS		CHELMSFORD	CM1 7EA
19/09/2019	£337,000	Terraced		12	VELLACOTTS		CHELMSFORD	CM1 7EB
13/09/2018	£540,000	Detached		46	VELLACOTTS		CHELMSFORD	CM1 7EB
28/06/2018	£370,000	Semi-detached		1	ROLAND CLOSE	BROOMFIELD	CHELMSFORD	CM1 7ED
05/09/2019	£335,000	Terraced		31	ROLAND CLOSE	BROOMFIELD	CHELMSFORD	CM1 7ED
14/11/2018	£338,000	Semi-detached		401	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7EJ
05/10/2018	£975,000	Detached			WINDERMERE	BROOMFIELD	CHELMSFORD	CM1 7EL
26/11/2018	£340,000	Flat		9	LITTLE ORCHARDS	BROOMFIELD	CHELMSFORD	CM1 7EP
04/03/2019	£315,000	Semi-detached		21	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU
30/04/2018	£320,000	Semi-detached		23	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU
29/03/2019	£325,000	Semi-detached		25	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU
29/11/2018	£260,000	Semi-detached		38	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7EZ
24/04/2019	£200,000	Terraced		42	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7EZ
20/08/2018	£300,000	Terraced		9	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD
29/10/2018	£255,000	Terraced		16	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD
27/09/2018	£339,995	Semi-detached		10	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL
15/02/2019	£407,500	Detached		18	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL
05/10/2018	£594,995	Detached		1	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN
22/10/2018	£499,995	Detached		3	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN
26/09/2018	£499,995	Detached		5	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN
31/07/2019	£459,995	Detached		2	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FP
21/09/2018	£460,000	Semi-detached		5	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT
19/12/2018	£207,500	Flat		13	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW
14/12/2018	£222,500	Flat		15	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW
16/05/2019	£315,000	Terraced		9	BROOMHALL CLOSE		CHELMSFORD	CM1 7HD
31/08/2018	£400,000	Semi-detached		28	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE
26/10/2018	£565,000	Detached		16	MANDEVILLE WAY	BROOMFIELD	CHELMSFORD	CM1 7HN
22/05/2019	£417,000	Detached		30	MANDEVILLE WAY	BROOMFIELD	CHELMSFORD	CM1 7HN
10/08/2018	£467,000	Detached		33	MANDEVILLE WAY	BROOMFIELD	CHELMSFORD	CM1 7HN
09/05/2019	£580,000	Detached		14	SPRINGFIELD GREEN		CHELMSFORD	CM1 7HR
11/01/2019	£587,800	Detached		9	ALL SAINTS CLOSE		CHELMSFORD	CM1 7HT
09/09/2019	£695,000	Detached		2	AYLETTS	BROOMFIELD	CHELMSFORD	CM1 7LE
23/09/2019	£447,000	Detached		16	SHERBORNE ROAD		CHELMSFORD	CM1 7NT
27/09/2018	£375,000	Semi-detached		24	SHERBORNE ROAD		CHELMSFORD	CM1 7NU
25/06/2018	£350,000	Semi-detached		25	SHERBORNE ROAD		CHELMSFORD	CM1 7NU

14/09/2018	£575,000	Detached		69	TORQUAY ROAD	CHELMSFORD	CM1 7NX
22/10/2018	£520,000	Detached		72	TORQUAY ROAD	CHELMSFORD	CM1 7NX
05/11/2018	£407,500	Semi-detached		11	ALDEBURGH WAY	CHELMSFORD	CM1 7PB
26/09/2019	£470,000	Detached		3	HUMBER ROAD	CHELMSFORD	CM1 7PE
27/11/2018	£540,000	Detached		41	HUMBER ROAD	CHELMSFORD	CM1 7PE
01/04/2019	£500,000	Detached		36	HUMBER ROAD	CHELMSFORD	CM1 7PF
12/12/2018	£529,000	Detached		103	HUMBER ROAD	CHELMSFORD	CM1 7PG
14/09/2018	£207,000	Flat	12	BIRK BECK	WAVENEY DRIVE	CHELMSFORD	CM1 7PJ
18/05/2018	£105,000	Flat	15	BIRK BECK	WAVENEY DRIVE	CHELMSFORD	CM1 7PJ
29/06/2018	£190,000	Flat		1	WEAR DRIVE	CHELMSFORD	CM1 7PT
02/07/2019	£195,000	Flat		33	WEAR DRIVE	CHELMSFORD	CM1 7PT
29/04/2019	£305,000	Terraced		22	WAVENEY DRIVE	CHELMSFORD	CM1 7PY
11/01/2019	£342,500	Terraced		30	WAVENEY DRIVE	CHELMSFORD	CM1 7PY
31/05/2019	£190,000	Flat		81	WAVENEY DRIVE	CHELMSFORD	CM1 7PZ
15/04/2019	£340,000	Semi-detached		94	WAVENEY DRIVE	CHELMSFORD	CM1 7QA
07/11/2018	£300,000	Semi-detached		103	WAVENEY DRIVE	CHELMSFORD	CM1 7QA
09/07/2018	£330,000	Terraced		132	WAVENEY DRIVE	CHELMSFORD	CM1 7QB
11/05/2018	£325,000	Semi-detached		145	WAVENEY DRIVE	CHELMSFORD	CM1 7QB
28/03/2019	£322,000	Terraced		148	WAVENEY DRIVE	CHELMSFORD	CM1 7QB
19/03/2019	£325,000	Semi-detached		159	WAVENEY DRIVE	CHELMSFORD	CM1 7QD
15/08/2019	£357,000	Semi-detached		177	WAVENEY DRIVE	CHELMSFORD	CM1 7QD
03/05/2019	£213,000	Flat		185	WAVENEY DRIVE	CHELMSFORD	CM1 7QD
26/07/2019	£317,000	Terraced		6	WINDRUSH DRIVE	CHELMSFORD	CM1 7QF
02/07/2019	£320,000	Terraced		67	MEON CLOSE	CHELMSFORD	CM1 7QG
01/04/2019	£355,000	Semi-detached		15	TEES ROAD	CHELMSFORD	CM1 7QH
14/12/2018	£335,000	Terraced		18	TEES ROAD	CHELMSFORD	CM1 7QH
28/09/2018	£200,000	Flat		5	BLACKWATER CLOSE	CHELMSFORD	CM1 7QJ
21/08/2018	£375,000	Semi-detached		21	BLACKWATER CLOSE	CHELMSFORD	CM1 7QJ
21/09/2018	£225,000	Flat		29	TAMAR RISE	CHELMSFORD	CM1 7QL
27/09/2018	£185,000	Flat		79	TAMAR RISE	CHELMSFORD	CM1 7QL
07/10/2019	£205,000	Terraced		10	TAMAR RISE	CHELMSFORD	CM1 7QN
28/05/2019	£200,000	Flat		26	TAMAR RISE	CHELMSFORD	CM1 7QN
11/12/2018	£202,500	Flat		40	TAMAR RISE	CHELMSFORD	CM1 7QN
04/07/2018	£322,000	Semi-detached		88	TAMAR RISE	CHELMSFORD	CM1 7QN
05/04/2019	£308,000	Semi-detached		48	MEON CLOSE	CHELMSFORD	CM1 7QQ
10/04/2018	£335,000	Semi-detached		62	MEON CLOSE	CHELMSFORD	CM1 7QQ
20/04/2018	£336,000	Semi-detached		78	MEON CLOSE	CHELMSFORD	CM1 7QQ
24/10/2018	£340,000	Semi-detached		13	BOYNE DRIVE	CHELMSFORD	CM1 7QW
07/10/2019	£293,500	Semi-detached		15	BOYNE DRIVE	CHELMSFORD	CM1 7QW
09/08/2019	£300,000	Semi-detached		24	BOYNE DRIVE	CHELMSFORD	CM1 7QW
01/07/2019	£357,000	Terraced		16	CHINERY CLOSE	CHELMSFORD	CM1 7QY
18/05/2018	£355,000	Terraced		257	SPRINGFIELD ROAD	CHELMSFORD	CM1 7RA
05/10/2018	£470,000	Terraced		267	SPRINGFIELD ROAD	CHELMSFORD	CM1 7RA
27/11/2018	£455,000	Terraced		24	PERRY HILL	CHELMSFORD	CM1 7RD
16/11/2018	£450,000	Detached		1	LLEWELLYN CLOSE	CHELMSFORD	CM1 7RE
21/02/2019	£523,000	Detached		5	LLEWELLYN CLOSE	CHELMSFORD	CM1 7RE
11/05/2018	£250,000	Terraced		6	ARBOUR LANE	CHELMSFORD	CM1 7RG
25/10/2019	£313,000	Terraced		11	ARBOUR LANE	CHELMSFORD	CM1 7RG
26/09/2018	£303,000	Terraced		23	ARBOUR LANE	CHELMSFORD	CM1 7RG
21/03/2019	£317,500	Terraced		22	PARKLANDS DRIVE	CHELMSFORD	CM1 7RJ
02/08/2018	£312,500	Terraced		80	ARBOUR LANE	CHELMSFORD	CM1 7RL
24/08/2018	£465,000	Detached		102	ARBOUR LANE	CHELMSFORD	CM1 7RL
01/05/2018	£325,000	Semi-detached		2	HILLARY CLOSE	CHELMSFORD	CM1 7RP
13/06/2019	£335,000	Semi-detached		6	HILLARY CLOSE	CHELMSFORD	CM1 7RP
02/05/2019	£306,500	Semi-detached		37	HILLARY CLOSE	CHELMSFORD	CM1 7RP
05/07/2019	£260,000	Terraced		26	HILLARY CLOSE	CHELMSFORD	CM1 7RR
03/05/2019	£276,000	Semi-detached		29	HILLARY CLOSE	CHELMSFORD	CM1 7RR

16/07/2019	£275,000	Semi-detached		32	HILLARY CLOSE		CHELMSFORD	CM1 7RR
22/08/2018	£380,000	Semi-detached		1	HILL VIEW ROAD		CHELMSFORD	CM1 7RS
28/02/2019	£375,000	Semi-detached		65	HILL VIEW ROAD		CHELMSFORD	CM1 7RS
18/01/2019	£347,000	Semi-detached		24	HILL VIEW ROAD		CHELMSFORD	CM1 7RX
05/09/2019	£345,000	Semi-detached		26	HILL VIEW ROAD		CHELMSFORD	CM1 7RX
25/04/2018	£320,000	Semi-detached		44	HILL VIEW ROAD		CHELMSFORD	CM1 7RX
06/09/2019	£485,000	Semi-detached		66	HILL VIEW ROAD		CHELMSFORD	CM1 7RX
06/08/2018	£485,000	Detached		38	CHICHESTER DRIVE		CHELMSFORD	CM1 7RY
11/12/2018	£640,000	Detached		86	CHICHESTER DRIVE		CHELMSFORD	CM1 7RY
14/12/2018	£420,000	Semi-detached		93	ARBOUR LANE		CHELMSFORD	CM1 7SB
13/07/2018	£417,500	Semi-detached		105	ARBOUR LANE		CHELMSFORD	CM1 7SB
26/04/2019	£334,500	Semi-detached		111	ARBOUR LANE		CHELMSFORD	CM1 7SB
09/07/2018	£340,000	Semi-detached		154	ARBOUR LANE		CHELMSFORD	CM1 7SD
06/09/2019	£280,000	Semi-detached		1	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SF
28/09/2018	£269,000	Semi-detached		18	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SG
26/04/2019	£265,000	Terraced		20	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SG
17/09/2019	£1,250,000	Detached	BROAD OAKS		STUMP LANE		CHELMSFORD	CM1 7SJ
27/09/2019	£1,025,000	Detached		3	GREEN CLOSE		CHELMSFORD	CM1 7SL
05/07/2018	£640,000	Detached		15	GREEN CLOSE		CHELMSFORD	CM1 7SL
03/05/2018	£302,500	Semi-detached		5	TURKEY OAKS		CHELMSFORD	CM1 7SR
26/04/2019	£295,000	Semi-detached		6	TURKEY OAKS		CHELMSFORD	CM1 7SR
28/09/2018	£378,000	Detached		10	MATFIELD CLOSE		CHELMSFORD	CM1 7TP
21/08/2018	£522,000	Detached		12	MATFIELD CLOSE		CHELMSFORD	CM1 7TP
02/11/2018	£345,000	Terraced	22 OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF
02/10/2019	£525,000	Detached		3	WHITEMEAD	BROOMFIELD	CHELMSFORD	CM1 7YB
09/08/2018	£500,000	Detached		5	WHITEMEAD	BROOMFIELD	CHELMSFORD	CM1 7YB
17/12/2018	£450,000	Terraced		157	NEW LONDON ROAD		CHELMSFORD	CM2 0AA
19/10/2018	£870,200	Detached		7	SOUTHBOROUGH ROAD		CHELMSFORD	CM2 0AG
23/04/2018	£217,500	Flat		17	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS
05/10/2018	£366,000	Terraced		54	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AT
24/05/2018	£315,000	Terraced		59	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
08/03/2019	£290,000	Terraced		71	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
27/07/2018	£301,000	Terraced		72	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
16/08/2019	£287,500	Terraced		81	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
26/04/2019	£318,500	Terraced		83	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
11/12/2018	£345,000	Terraced		85	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
20/04/2018	£299,995	Terraced		88	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
20/04/2018	£295,000	Terraced		182	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AY
10/09/2018	£194,000	Flat		38	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ
12/10/2018	£265,000	Flat		55	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ
05/07/2019	£240,000	Flat		62	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ
13/11/2018	£390,000	Terraced		76	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA
26/07/2019	£400,000	Semi-detached		79	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA
31/07/2019	£415,000	Semi-detached		83	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA
20/09/2019	£335,000	Semi-detached		108	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA
12/10/2018	£465,000	Semi-detached		140	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA
09/04/2018	£326,000	Terraced		148	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB
13/09/2018	£330,000	Terraced		156	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB
26/04/2018	£395,000	Semi-detached		168	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB
04/06/2018	£290,000	Terraced		4	BELLE VUE		CHELMSFORD	CM2 0BD
30/11/2018	£279,000	Terraced		7	BELLE VUE		CHELMSFORD	CM2 0BD
29/03/2019	£153,000	Flat		69	BRADFORD STREET		CHELMSFORD	CM2 0BG
01/03/2019	£158,000	Flat		81	BRADFORD STREET		CHELMSFORD	CM2 0BG
24/05/2018	£185,000	Flat		11	HAIG COURT		CHELMSFORD	CM2 0BH
19/10/2018	£202,000	Flat		13	HAIG COURT		CHELMSFORD	CM2 0BH
05/12/2018	£202,000	Flat		28	HAIG COURT		CHELMSFORD	CM2 0BH
20/09/2019	£168,000	Flat		31	HAIG COURT		CHELMSFORD	CM2 0BH

18/05/2018	£180,000	Terraced			40	HAIG COURT		CHELMSFORD	CM2 0BH
08/02/2019	£205,000	Flat			46	HAIG COURT		CHELMSFORD	CM2 0BH
22/03/2019	£180,000	Flat			52	HAIG COURT		CHELMSFORD	CM2 0BH
18/01/2019	£415,000	Terraced			3	CHERRY GARDEN LANE		CHELMSFORD	CM2 0BL
07/06/2019	£400,000	Terraced			5	CHERRY GARDEN LANE		CHELMSFORD	CM2 0BL
07/06/2019	£390,000	Terraced			5	CHERRY GARDEN LANE		CHELMSFORD	CM2 0BL
30/09/2019	£535,000	Semi-detached			7	CHERRY GARDEN LANE		CHELMSFORD	CM2 0BL
08/06/2018	£140,000	Flat			4	UPPER CHASE		CHELMSFORD	CM2 0BN
12/07/2019	£233,600	Flat			7	UPPER CHASE		CHELMSFORD	CM2 0BN
11/01/2019	£122,500	Flat			8	UPPER CHASE		CHELMSFORD	CM2 0BN
27/03/2019	£92,750	Flat			12	UPPER CHASE		CHELMSFORD	CM2 0BN
08/02/2019	£97,000	Flat			20	UPPER CHASE		CHELMSFORD	CM2 0BN
14/08/2019	£250,000	Flat			22	UPPER CHASE		CHELMSFORD	CM2 0BN
25/10/2018	£238,000	Flat			50	UPPER CHASE		CHELMSFORD	CM2 0BN
31/08/2018	£243,500	Flat			58	UPPER CHASE		CHELMSFORD	CM2 0BN
11/01/2019	£173,000	Flat	FLAT 10	BELVEDERE COURT		UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BT
02/08/2019	£150,000	Flat			19	PERRIN PLACE		CHELMSFORD	CM2 0BU
29/10/2018	£110,000	Flat			27	PERRIN PLACE		CHELMSFORD	CM2 0BU
28/09/2018	£117,000	Flat			30	PERRIN PLACE		CHELMSFORD	CM2 0BU
05/04/2019	£220,000	Flat	FLAT 1		39	BADDOW ROAD		CHELMSFORD	CM2 0DA
14/06/2018	£249,950	Flat	FLAT 2		39	BADDOW ROAD		CHELMSFORD	CM2 0DA
28/09/2018	£250,000	Flat	FLAT 3		39	BADDOW ROAD		CHELMSFORD	CM2 0DA
15/05/2018	£205,000	Flat	FLAT 2		41	BADDOW ROAD		CHELMSFORD	CM2 0DP
07/09/2018	£412,500	Semi-detached			65	MILDMAY ROAD		CHELMSFORD	CM2 0DR
11/06/2018	£632,000	Detached			73	MILDMAY ROAD		CHELMSFORD	CM2 0DR
29/05/2019	£515,000	Semi-detached			89	MILDMAY ROAD		CHELMSFORD	CM2 0DR
13/04/2018	£367,000	Terraced			109	MILDMAY ROAD		CHELMSFORD	CM2 0DS
16/10/2018	£605,000	Semi-detached			111	MILDMAY ROAD		CHELMSFORD	CM2 0DS
13/07/2018	£360,000	Terraced			62	MILDMAY ROAD		CHELMSFORD	CM2 0DZ
31/05/2018	£100,000	Flat		74B		MILDMAY ROAD		CHELMSFORD	CM2 0DZ
27/09/2019	£238,500	Flat		132A		MILDMAY ROAD		CHELMSFORD	CM2 0EB
22/08/2018	£350,000	Terraced			23	ROCHFORD ROAD		CHELMSFORD	CM2 0EG
27/04/2018	£425,000	Terraced			51	GOLDLAY ROAD		CHELMSFORD	CM2 0EL
09/05/2019	£425,000	Terraced			8	MANOR ROAD		CHELMSFORD	CM2 0ER
24/08/2018	£550,000	Terraced			74	MANOR ROAD		CHELMSFORD	CM2 0ER
22/08/2019	£347,500	Semi-detached			76	MANOR ROAD		CHELMSFORD	CM2 0ER
01/06/2018	£310,000	Terraced			7	PARKER ROAD		CHELMSFORD	CM2 0ES
28/09/2018	£340,000	Terraced			11	PARKER ROAD		CHELMSFORD	CM2 0ES
02/08/2019	£314,000	Terraced			18	PARKER ROAD		CHELMSFORD	CM2 0ES
07/10/2019	£352,500	Terraced			23	HAMLET ROAD		CHELMSFORD	CM2 0EU
19/10/2018	£425,000	Semi-detached			3	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX
30/05/2019	£540,000	Terraced			10	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX
10/12/2018	£540,000	Semi-detached			28	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX
13/04/2018	£650,000	Semi-detached			31	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX
01/07/2019	£320,000	Terraced			16	GROVE ROAD		CHELMSFORD	CM2 0EY
14/12/2018	£755,000	Detached			28	GROVE ROAD		CHELMSFORD	CM2 0EY
07/11/2018	£137,500	Flat	14	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
22/03/2019	£230,000	Flat	17	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
28/06/2018	£235,000	Flat	38	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
11/05/2018	£265,000	Flat	44	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
31/08/2018	£315,000	Flat	62	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
20/04/2018	£300,000	Flat	67	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
19/08/2019	£75,000	Flat			108	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
20/08/2018	£197,500	Flat			134	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
08/05/2019	£241,000	Flat			138	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
11/12/2018	£245,000	Flat			138	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
18/07/2019	£245,000	Flat			166	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR



11/12/2018	£212,524	Flat			204	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
16/09/2019	£225,000	Flat			214	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
20/06/2018	£310,000	Flat	21	BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS
12/02/2019	£245,000	Flat	24	BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS
08/08/2018	£440,000	Detached			6	HONYWOOD GARDENS		CHELMSFORD	CM2 0GB
21/11/2018	£295,000	Terraced			10	DEVON MEWS		CHELMSFORD	CM2 0GD
24/06/2019	£320,000	Terraced			37	ROMAN ROAD		CHELMSFORD	CM2 0HA
28/06/2019	£297,750	Terraced			5	ORCHARD STREET		CHELMSFORD	CM2 0HD
29/08/2018	£178,000	Flat			20	ORCHARD STREET		CHELMSFORD	CM2 0HD
22/02/2019	£252,500	Terraced			76	MOULSHAM STREET		CHELMSFORD	CM2 0JD
05/09/2019	£265,000	Semi-detached			77	MOULSHAM STREET		CHELMSFORD	CM2 0JD
22/08/2019	£156,200	Flat		92B		MOULSHAM STREET		CHELMSFORD	CM2 0JF
16/04/2018	£465,000	Detached			103	MOULSHAM STREET		CHELMSFORD	CM2 0JG
07/09/2018	£290,000	Flat	FLAT B	104A		MOULSHAM STREET		CHELMSFORD	CM2 0JG
06/03/2019	£328,000	Terraced			4	ELM ROAD		CHELMSFORD	CM2 0JL
13/07/2018	£367,000	Semi-detached			106	MOULSHAM STREET		CHELMSFORD	CM2 0JN
21/06/2019	£315,000	Terraced			14	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR
21/06/2018	£348,000	Terraced			21	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR
30/08/2019	£307,000	Terraced			4	QUEEN STREET		CHELMSFORD	CM2 0JS
18/09/2018	£382,500	Terraced			140	MOULSHAM STREET		CHELMSFORD	CM2 0JT
19/12/2018	£380,000	Terraced	11	KING CHARLES COURT, 144		MOULSHAM STREET		CHELMSFORD	CM2 0JT
30/04/2018	£308,600	Terraced			4	ANCHOR STREET		CHELMSFORD	CM2 0JY
18/01/2019	£440,000	Semi-detached			17	ANCHOR STREET		CHELMSFORD	CM2 0JY
28/02/2019	£450,000	Flat			59	NEW LONDON ROAD		CHELMSFORD	CM2 0ND
01/10/2018	£300,000	Flat			1	FALCONS MEAD		CHELMSFORD	CM2 0NN
18/04/2018	£440,000	Detached			2	FALCONS MEAD		CHELMSFORD	CM2 0NN
18/05/2018	£440,000	Terraced			10	FALCONS MEAD		CHELMSFORD	CM2 0NN
23/07/2018	£300,000	Flat			13	FALCONS MEAD		CHELMSFORD	CM2 0NN
01/06/2018	£245,000	Flat			10	CREANCE COURT		CHELMSFORD	CM2 0NP
10/12/2018	£250,000	Flat			13	CREANCE COURT		CHELMSFORD	CM2 0NP
24/09/2018	£242,000	Flat			24	STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB
14/12/2018	£300,000	Flat			1	COUNTY PLACE		CHELMSFORD	CM2 0RF
05/06/2018	£310,000	Flat			29	COUNTY PLACE		CHELMSFORD	CM2 0RF
24/07/2019	£310,000	Flat			35	COUNTY PLACE		CHELMSFORD	CM2 0RF
27/07/2018	£275,000	Flat			9	HAYES CLOSE		CHELMSFORD	CM2 0RN
09/11/2018	£280,000	Flat			10	HAYES CLOSE		CHELMSFORD	CM2 0RN
13/09/2019	£302,500	Terraced			14	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR
07/02/2019	£255,000	Flat			105	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR
02/04/2019	£225,000	Flat			110	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR
05/07/2019	£290,000	Flat			116	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR
20/09/2019	£319,000	Terraced			1	WOLSELEY ROAD		CHELMSFORD	CM2 0RS
12/07/2018	£338,000	Semi-detached			10	WOLSELEY ROAD		CHELMSFORD	CM2 0RS
01/02/2019	£310,000	Terraced			12	WOLSELEY ROAD		CHELMSFORD	CM2 0RS
14/08/2019	£350,000	Terraced			20	WOLSELEY ROAD		CHELMSFORD	CM2 0RS
10/10/2019	£270,000	Terraced			22	WOLSELEY ROAD		CHELMSFORD	CM2 0RS
06/12/2018	£318,000	Semi-detached			9	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RT
27/09/2018	£246,000	Flat			201	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU
29/07/2019	£215,000	Flat			225	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU
25/10/2019	£317,500	Flat	FLAT 34	CALLOW COURT		SEYMOUR STREET		CHELMSFORD	CM2 0RW
05/10/2018	£310,000	Flat	FLAT 45	CALLOW COURT		SEYMOUR STREET		CHELMSFORD	CM2 0RW
28/09/2018	£235,000	Flat			31	SEYMOUR STREET		CHELMSFORD	CM2 0RX
17/04/2019	£569,500	Detached			2	MOULSHAM CHASE		CHELMSFORD	CM2 0TA
18/09/2018	£669,500	Detached			11	MOULSHAM CHASE		CHELMSFORD	CM2 0TB
17/07/2018	£375,000	Semi-detached			3	FRASER CLOSE		CHELMSFORD	CM2 0TD
03/08/2018	£345,000	Semi-detached			23	FRASER CLOSE		CHELMSFORD	CM2 0TD
20/04/2018	£335,000	Detached			27	FRASER CLOSE		CHELMSFORD	CM2 0TD
26/04/2019	£337,500	Semi-detached			33	FRASER CLOSE		CHELMSFORD	CM2 0TD

12/08/2019	£327,000	Terraced			3	LADY LANE		CHELMSFORD	CM2 0TF
30/09/2019	£380,000	Terraced			13	LADY LANE		CHELMSFORD	CM2 0TF
25/05/2018	£367,000	Semi-detached			24	LADY LANE		CHELMSFORD	CM2 0TG
15/08/2019	£530,000	Detached			26	LADY LANE		CHELMSFORD	CM2 0TG
14/10/2019	£458,000	Semi-detached			62	LADY LANE		CHELMSFORD	CM2 0TH
08/08/2019	£375,000	Detached			77	LADY LANE		CHELMSFORD	CM2 0TH
06/07/2018	£300,000	Semi-detached			111	LADY LANE		CHELMSFORD	CM2 0TJ
15/02/2019	£540,000	Semi-detached			21	GOLDLAY AVENUE		CHELMSFORD	CM2 0TL
14/10/2019	£475,000	Semi-detached			30	GOLDLAY AVENUE		CHELMSFORD	CM2 0TN
01/05/2018	£525,000	Semi-detached			6	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP
28/02/2019	£550,000	Semi-detached			31	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP
31/07/2018	£692,500	Detached			40	LADY LANE		CHELMSFORD	CM2 0TQ
24/07/2019	£580,000	Semi-detached			65	LADY LANE		CHELMSFORD	CM2 0TQ
06/07/2018	£350,000	Semi-detached			63	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TR
15/06/2018	£422,500	Semi-detached			1	ROSEBERRY ROAD		CHELMSFORD	CM2 0TT
05/09/2019	£560,000	Semi-detached			26	ROSEBERRY ROAD		CHELMSFORD	CM2 0TU
05/06/2019	£332,500	Detached			31	ROSEBERRY ROAD		CHELMSFORD	CM2 0TU
25/07/2018	£198,000	Flat	FLAT 28	BURWOOD COURT		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW
04/10/2019	£475,000	Semi-detached			92	ST JOHNS ROAD		CHELMSFORD	CM2 0TY
27/06/2018	£397,000	Semi-detached			92	ST JOHNS ROAD		CHELMSFORD	CM2 0TY
18/07/2019	£570,000	Semi-detached			65	ST JOHNS ROAD		CHELMSFORD	CM2 0TZ
22/08/2018	£438,000	Semi-detached			75	ST JOHNS ROAD		CHELMSFORD	CM2 0TZ
28/09/2018	£480,000	Semi-detached			6	ST JOHNS AVENUE		CHELMSFORD	CM2 0UA
09/07/2019	£525,000	Semi-detached			14	ST JOHNS AVENUE		CHELMSFORD	CM2 0UA
06/07/2018	£495,000	Semi-detached			26	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB
07/12/2018	£460,000	Semi-detached			39	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB
15/02/2019	£398,000	Semi-detached			39	BOUVERIE ROAD		CHELMSFORD	CM2 0UE
09/07/2018	£275,000	Flat			5	LYNMOUTH GARDENS		CHELMSFORD	CM2 0UH
26/04/2018	£130,000	Flat			1	ALBION COURT		CHELMSFORD	CM2 0UT
12/10/2018	£165,000	Flat			4	ALBION COURT		CHELMSFORD	CM2 0UT
01/02/2019	£135,000	Flat			50	ALBION COURT		CHELMSFORD	CM2 0UT
11/05/2018	£210,000	Flat			4	GODFREYS MEWS		CHELMSFORD	CM2 0XE
29/08/2018	£200,000	Flat			6	GODFREYS MEWS		CHELMSFORD	CM2 0XE
29/08/2018	£158,000	Flat			18	GODFREYS MEWS		CHELMSFORD	CM2 0XE
18/06/2018	£177,500	Flat			36	GODFREYS MEWS		CHELMSFORD	CM2 0XE
30/11/2018	£159,995	Flat			54	GODFREYS MEWS		CHELMSFORD	CM2 0XE
26/10/2018	£176,500	Flat			74	GODFREYS MEWS		CHELMSFORD	CM2 0XE
28/06/2018	£190,000	Flat			76	GODFREYS MEWS		CHELMSFORD	CM2 0XE
18/10/2018	£148,000	Flat			92	GODFREYS MEWS		CHELMSFORD	CM2 0XE
20/04/2018	£178,000	Flat			114	GODFREYS MEWS		CHELMSFORD	CM2 0XE
02/05/2018	£225,000	Flat			37	GODFREYS MEWS		CHELMSFORD	CM2 0XF
06/09/2019	£212,000	Flat			39	GODFREYS MEWS		CHELMSFORD	CM2 0XF
25/06/2018	£205,000	Flat			121	BRADFORD STREET		CHELMSFORD	CM2 0XU
09/10/2019	£450,000	Semi-detached			87	CHELMER ROAD		CHELMSFORD	CM2 6AA
07/09/2018	£402,000	Semi-detached			93	CHELMER ROAD		CHELMSFORD	CM2 6AA
22/08/2019	£204,000	Flat			100	CHELMER ROAD		CHELMSFORD	CM2 6AB
18/03/2019	£235,000	Flat			108	CHELMER ROAD		CHELMSFORD	CM2 6AB
19/11/2018	£230,000	Flat			112	CHELMER ROAD		CHELMSFORD	CM2 6AB
08/11/2018	£383,000	Detached			124	CHELMER ROAD		CHELMSFORD	CM2 6AB
23/08/2019	£355,000	Semi-detached			128	CHELMER ROAD		CHELMSFORD	CM2 6AB
04/05/2018	£382,500	Detached			7	DUKES LANE		CHELMSFORD	CM2 6AD
21/08/2018	£385,000	Semi-detached			37	TIMSONS LANE		CHELMSFORD	CM2 6AF
10/06/2019	£530,000	Detached			4	TIMSONS LANE		CHELMSFORD	CM2 6AG
24/07/2019	£385,000	Detached			24	PEEL ROAD		CHELMSFORD	CM2 6AH
28/01/2019	£278,500	Semi-detached			29	PEEL ROAD		CHELMSFORD	CM2 6AJ
11/05/2018	£732,000	Semi-detached			417	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AP
09/08/2018	£348,000	Semi-detached			18	PEEL ROAD		CHELMSFORD	CM2 6AQ

13/09/2018	£300,000	Semi-detached		23	PEEL ROAD		CHELMSFORD	CM2 6AQ
24/04/2018	£1,300,000	Detached		268	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AS
12/04/2019	£220,000	Flat		358	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
03/10/2018	£230,000	Flat		372	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
04/01/2019	£225,000	Flat		382	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
25/06/2018	£230,000	Flat		384	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
16/07/2019	£223,000	Flat		386	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
21/08/2018	£235,000	Flat		388	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
11/05/2018	£200,000	Flat		355	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW
17/08/2018	£170,000	Flat		355A	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW
23/10/2018	£235,000	Flat		367A	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW
19/10/2018	£280,000	Terraced		8	OXFORD COURT		CHELMSFORD	CM2 6AX
28/09/2018	£305,000	Terraced		9	OXFORD COURT		CHELMSFORD	CM2 6AX
03/08/2018	£320,000	Terraced		14	OXFORD COURT		CHELMSFORD	CM2 6AX
11/05/2018	£300,000	Terraced		21	OXFORD COURT		CHELMSFORD	CM2 6AX
12/06/2019	£640,000	Detached		10	COPPINS CLOSE		CHELMSFORD	CM2 6AY
06/09/2019	£635,000	Detached		2	BISHOPS COURT GARDENS		CHELMSFORD	CM2 6AZ
13/09/2019	£675,000	Detached		4	BISHOPS COURT GARDENS		CHELMSFORD	CM2 6AZ
24/04/2018	£830,000	Detached		17	BISHOPS COURT GARDENS		CHELMSFORD	CM2 6AZ
25/01/2019	£252,000	Semi-detached		27	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB
05/11/2018	£215,000	Flat		32	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB
21/06/2018	£225,000	Flat		64	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB
19/07/2019	£610,000	Detached		11	REDGATES PLACE		CHELMSFORD	CM2 6BG
20/09/2019	£580,000	Detached		15	REDGATES PLACE		CHELMSFORD	CM2 6BG
11/02/2019	£770,000	Detached		29	REDGATES PLACE		CHELMSFORD	CM2 6BG
13/07/2018	£250,000	Detached		7A	TYRELLS CLOSE		CHELMSFORD	CM2 6BT
16/08/2018	£623,200	Detached		7B	TYRELLS CLOSE		CHELMSFORD	CM2 6BT
13/07/2018	£250,000	Detached		7C	TYRELLS CLOSE		CHELMSFORD	CM2 6BT
31/07/2019	£725,000	Semi-detached		8	OAKLEA AVENUE		CHELMSFORD	CM2 6BY
19/10/2018	£450,000	Detached		18	OAKLEA AVENUE		CHELMSFORD	CM2 6BY
11/02/2019	£1,300,000	Detached			FAIRFIELD		CHELMSFORD	CM2 6DB
26/10/2018	£980,000	Detached			MEDLARS		CHELMSFORD	CM2 6DB
16/11/2018	£255,000	Flat			1 SANDFORD COURT		CHELMSFORD	CM2 6DD
20/05/2019	£241,000	Flat	FLAT 5		SANDFORD COURT		CHELMSFORD	CM2 6DD
06/04/2018	£250,000	Flat	FLAT 7		SANDFORD COURT		CHELMSFORD	CM2 6DD
16/08/2019	£375,000	Terraced		33	SANDFORD ROAD		CHELMSFORD	CM2 6DE
18/04/2019	£340,000	Terraced		47	SANDFORD ROAD		CHELMSFORD	CM2 6DE
18/04/2019	£340,000	Terraced		47	SANDFORD ROAD		CHELMSFORD	CM2 6DE
15/03/2019	£330,000	Semi-detached		57	SANDFORD ROAD		CHELMSFORD	CM2 6DE
03/08/2018	£370,000	Semi-detached		59	SANDFORD ROAD		CHELMSFORD	CM2 6DE
07/06/2018	£432,000	Semi-detached		69	SANDFORD ROAD		CHELMSFORD	CM2 6DE
08/02/2019	£335,000	Terraced		79	SANDFORD ROAD		CHELMSFORD	CM2 6DE
05/09/2019	£640,000	Semi-detached		91	SANDFORD ROAD		CHELMSFORD	CM2 6DF
28/06/2019	£198,000	Flat	13		STONHAM PLACE		CHELMSFORD	CM2 6DG
01/03/2019	£225,000	Flat	5		STONHAM PLACE		CHELMSFORD	CM2 6DG
26/06/2019	£202,500	Flat	6		STONHAM PLACE		CHELMSFORD	CM2 6DG
02/11/2018	£575,000	Semi-detached		86	SANDFORD ROAD		CHELMSFORD	CM2 6DH
31/05/2019	£325,000	Terraced		13	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
10/05/2019	£325,000	Terraced		19	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
30/11/2018	£330,000	Terraced		21	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
21/06/2019	£230,000	Terraced		32	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
03/09/2019	£251,000	Terraced		34	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
30/11/2018	£270,000	Terraced		36	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
07/10/2019	£535,000	Semi-detached		8	KINGSTON CRESCENT		CHELMSFORD	CM2 6DL
21/01/2019	£435,000	Semi-detached		22	KINGSTON CRESCENT		CHELMSFORD	CM2 6DN
12/04/2019	£575,000	Detached		24	KINGSTON AVENUE		CHELMSFORD	CM2 6DP
07/10/2019	£542,500	Semi-detached		24	SANDFORD ROAD		CHELMSFORD	CM2 6DQ

26/09/2019	£412,000	Terraced		1	REGENCY CLOSE		CHELMSFORD	CM2 6DU
16/08/2019	£178,000	Flat	2	LANGFORD PLACE	CHELMER ROAD		CHELMSFORD	CM2 6DY
19/07/2019	£232,000	Flat		4	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB
17/05/2019	£275,000	Semi-detached		64	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED
31/10/2019	£298,000	Semi-detached		78	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED
03/07/2018	£263,000	Semi-detached		4	YARWOOD ROAD		CHELMSFORD	CM2 6EJ
16/10/2018	£290,000	Terraced		13	YARWOOD ROAD		CHELMSFORD	CM2 6EJ
04/04/2019	£295,000	Terraced		34	YARWOOD ROAD		CHELMSFORD	CM2 6EJ
06/07/2018	£308,000	Semi-detached		36	YARWOOD ROAD		CHELMSFORD	CM2 6EJ
27/02/2019	£325,000	Semi-detached		22	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EL
08/06/2018	£285,000	Semi-detached		86	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN
17/08/2018	£300,000	Semi-detached		13	BYRON ROAD		CHELMSFORD	CM2 6EP
16/11/2018	£180,000	Semi-detached	32A		BYRON ROAD		CHELMSFORD	CM2 6EP
18/06/2019	£265,000	Terraced		64	SHELLEY ROAD		CHELMSFORD	CM2 6ET
03/07/2019	£160,000	Flat		125	SHELLEY ROAD		CHELMSFORD	CM2 6ET
21/08/2019	£315,000	Semi-detached		13	MORRIS ROAD		CHELMSFORD	CM2 6EU
24/09/2018	£290,000	Semi-detached		109	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EW
25/06/2019	£315,000	Semi-detached		9	ROBERT CLOSE		CHELMSFORD	CM2 6FJ
30/11/2018	£100,050	Flat		1	WHARF ROAD		CHELMSFORD	CM2 6FS
27/08/2019	£210,000	Flat		11	WHARF ROAD		CHELMSFORD	CM2 6FS
23/11/2018	£225,000	Flat		25	WHARF ROAD		CHELMSFORD	CM2 6FS
16/08/2019	£257,500	Flat		55	WHARF ROAD		CHELMSFORD	CM2 6FS
16/01/2019	£270,000	Flat		97	WHARF ROAD		CHELMSFORD	CM2 6FS
20/04/2018	£318,000	Flat		133	WHARF ROAD		CHELMSFORD	CM2 6FS
20/04/2018	£321,000	Flat		137	WHARF ROAD		CHELMSFORD	CM2 6FS
20/04/2018	£321,000	Flat		143	WHARF ROAD		CHELMSFORD	CM2 6FS
27/04/2018	£320,000	Flat		149	WHARF ROAD		CHELMSFORD	CM2 6FS
27/04/2018	£235,000	Flat		151	WHARF ROAD		CHELMSFORD	CM2 6FS
08/03/2019	£235,000	Flat		4	RIVER TERRACE		CHELMSFORD	CM2 6FW
08/03/2019	£235,000	Flat		5	RIVER TERRACE		CHELMSFORD	CM2 6FW
23/11/2018	£350,000	Semi-detached		11	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA
07/08/2019	£366,000	Semi-detached		1	TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB
06/02/2019	£123,750	Flat		14	TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB
07/12/2018	£123,750	Flat		17	TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB
07/06/2018	£243,750	Detached		4	BARROW CHASE	SPRINGFIELD	CHELMSFORD	CM2 6GD
01/03/2019	£380,000	Semi-detached		3	ALLEN WAY	SPRINGFIELD	CHELMSFORD	CM2 6GF
09/07/2019	£305,000	Terraced		29	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL
29/03/2019	£290,000	Terraced		29	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL
16/07/2019	£663,000	Detached		9	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN
02/05/2019	£635,000	Detached		8	WIGGINS VIEW	SPRINGFIELD	CHELMSFORD	CM2 6GP
10/09/2019	£200,000	Flat		24	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ
22/07/2019	£166,000	Flat		26	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ
21/05/2018	£165,000	Flat		40	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ
12/03/2019	£165,000	Flat		44	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ
17/12/2018	£291,250	Semi-detached		45	NAVIGATION ROAD		CHELMSFORD	CM2 6HD
16/09/2019	£345,000	Terraced		17	NAVIGATION ROAD		CHELMSFORD	CM2 6HE
19/12/2018	£97,500	Flat		23	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
25/01/2019	£87,400	Flat		28	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
26/04/2019	£87,400	Flat		29	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
24/08/2018	£290,000	Flat		89	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
23/05/2019	£280,000	Flat		94	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
03/05/2018	£265,000	Flat		97	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
12/10/2018	£325,000	Terraced		5	HILL ROAD		CHELMSFORD	CM2 6HG
29/06/2018	£332,000	Semi-detached		10	CHAUCER ROAD		CHELMSFORD	CM2 6HL
23/09/2019	£320,000	Semi-detached		5	RUSKIN ROAD		CHELMSFORD	CM2 6HN
29/03/2019	£508,000	Semi-detached		37	HILL ROAD		CHELMSFORD	CM2 6HP
22/08/2018	£355,000	Semi-detached		41	HILL ROAD		CHELMSFORD	CM2 6HP

01/08/2019	£293,000	Flat			4	TRINITY ROAD		CHELMSFORD	CM2 6HR
31/05/2019	£387,500	Semi-detached			7	HILL CRESCENT		CHELMSFORD	CM2 6HT
23/07/2018	£235,000	Flat			1	COATES QUAY		CHELMSFORD	CM2 6HU
28/03/2019	£226,000	Flat			3	COATES QUAY		CHELMSFORD	CM2 6HU
28/06/2019	£225,000	Flat			22	COATES QUAY		CHELMSFORD	CM2 6HU
18/01/2019	£265,000	Flat			24	COATES QUAY		CHELMSFORD	CM2 6HU
30/08/2019	£220,000	Flat			34	COATES QUAY		CHELMSFORD	CM2 6HU
01/10/2018	£130,000	Flat			40	COATES QUAY		CHELMSFORD	CM2 6HU
10/08/2018	£320,000	Terraced			13	HILL ROAD		CHELMSFORD	CM2 6HW
24/07/2019	£450,000	Detached			17	HILL ROAD		CHELMSFORD	CM2 6HW
07/06/2018	£450,000	Semi-detached			20	HILL ROAD		CHELMSFORD	CM2 6HW
04/05/2018	£228,500	Flat	24	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA
31/08/2018	£229,000	Flat	36	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA
31/10/2019	£232,000	Flat	3	CELMERES COURT, 77		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JG
09/10/2018	£250,000	Flat	4	CELMERES COURT, 77		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JG
12/03/2019	£205,000	Flat	26	RIVERS HOUSE, 129		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL
25/01/2019	£190,000	Flat	FLAT 101	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
19/07/2019	£137,500	Flat	FLAT 104	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
16/07/2019	£145,000	Flat	FLAT 113	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
17/01/2019	£197,500	Flat	FLAT 115	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
27/04/2018	£195,000	Flat	FLAT 115	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
12/08/2019	£222,000	Flat	FLAT 14	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
27/09/2019	£190,000	Flat	FLAT 215	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
21/05/2019	£142,000	Flat	FLAT 5	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
26/09/2019	£380,000	Detached			13	BOSWELLS DRIVE		CHELMSFORD	CM2 6LD
01/11/2018	£323,000	Terraced			13	WEIGHT ROAD		CHELMSFORD	CM2 6LE
29/10/2018	£350,000	Terraced			16	WEIGHT ROAD		CHELMSFORD	CM2 6LE
25/10/2019	£342,500	Terraced			17	WEIGHT ROAD		CHELMSFORD	CM2 6LE
03/04/2018	£378,000	Semi-detached			28	WEIGHT ROAD		CHELMSFORD	CM2 6LE
08/04/2019	£312,500	Semi-detached			29	WEIGHT ROAD		CHELMSFORD	CM2 6LE
28/10/2019	£350,000	Semi-detached			34	WEIGHT ROAD		CHELMSFORD	CM2 6LE
08/10/2018	£162,500	Flat	FLAT 2	DUNELM		VICTORIA ROAD		CHELMSFORD	CM2 6LH
14/12/2018	£600,000	Detached			25	RIVERSIDE		CHELMSFORD	CM2 6LL
29/05/2018	£242,000	Flat			16	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR
17/05/2019	£160,000	Flat			54	WHARF ROAD		CHELMSFORD	CM2 6LU
12/07/2018	£194,950	Flat			56	WHARF ROAD		CHELMSFORD	CM2 6LU
16/08/2019	£240,000	Flat			19	CHELMER ROAD		CHELMSFORD	CM2 6NH
22/02/2019	£285,000	Terraced			33	CHELMER ROAD		CHELMSFORD	CM2 6NH
08/04/2019	£380,000	Semi-detached			51	CHELMER ROAD		CHELMSFORD	CM2 6NH
12/04/2019	£350,000	Detached			4	MILL VUE ROAD		CHELMSFORD	CM2 6NP
26/07/2019	£331,000	Terraced			10	MILL VUE ROAD		CHELMSFORD	CM2 6NP
02/08/2019	£515,000	Detached			7	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS
03/10/2019	£565,000	Detached			27	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS
29/10/2018	£550,000	Semi-detached			51	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS
17/09/2018	£370,000	Semi-detached			32	BROOK END ROAD NORTH	SPRINGFIELD	CHELMSFORD	CM2 6NW
10/07/2018	£555,000	Detached			2	CURZON WAY		CHELMSFORD	CM2 6PF
15/06/2018	£582,500	Detached			19	CURZON WAY		CHELMSFORD	CM2 6PF
31/05/2019	£435,000	Detached			14	WALFORD PLACE		CHELMSFORD	CM2 6PG
08/07/2019	£440,000	Detached			15	WALFORD PLACE		CHELMSFORD	CM2 6PG
14/05/2019	£350,000	Detached			21	BEELEIGH LINK		CHELMSFORD	CM2 6PH
01/04/2019	£575,000	Detached			31	BEELEIGH LINK		CHELMSFORD	CM2 6PH
27/04/2018	£172,000	Flat			81	BEELEIGH LINK		CHELMSFORD	CM2 6PH
06/07/2018	£176,500	Flat	FLAT 16		85	BEELEIGH LINK		CHELMSFORD	CM2 6PH
18/10/2019	£392,000	Detached			113	BEELEIGH LINK		CHELMSFORD	CM2 6PH
25/01/2019	£317,000	Semi-detached			115	BEELEIGH LINK		CHELMSFORD	CM2 6PH
01/05/2018	£400,000	Detached			139	BEELEIGH LINK		CHELMSFORD	CM2 6PH
14/12/2018	£270,000	Semi-detached			149	BEELEIGH LINK		CHELMSFORD	CM2 6PH

14/12/2018	£420,000	Detached		37	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PJ
19/07/2019	£218,000	Flat		10	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL
30/10/2019	£206,000	Flat		16	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL
11/05/2018	£435,000	Detached		12	SAMUEL MANOR	SPRINGFIELD	CHELMSFORD	CM2 6PU
14/08/2019	£370,000	Semi-detached		15	SAMUEL MANOR	SPRINGFIELD	CHELMSFORD	CM2 6PU
15/06/2018	£465,000	Terraced		4	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW
02/01/2019	£400,000	Detached		9	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6QA
31/07/2019	£462,500	Detached		18	MILLSON BANK		CHELMSFORD	CM2 6QD
24/05/2018	£460,000	Detached		26	MILLSON BANK		CHELMSFORD	CM2 6QD
23/08/2019	£320,000	Semi-detached		5	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
30/11/2018	£270,000	Semi-detached		25	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
07/12/2018	£282,000	Detached		29	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
28/09/2018	£330,000	Detached		30	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
28/06/2019	£270,000	Terraced		35	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
11/02/2019	£295,000	Terraced		57	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
04/01/2019	£280,000	Semi-detached		9	WILKINSONS MEAD		CHELMSFORD	CM2 6QF
01/05/2018	£140,000	Terraced		19	WILKINSONS MEAD		CHELMSFORD	CM2 6QF
22/10/2018	£270,000	Terraced		25	WILKINSONS MEAD		CHELMSFORD	CM2 6QF
09/09/2019	£360,000	Terraced		12	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG
17/04/2019	£285,000	Terraced		16	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG
31/05/2018	£285,000	Terraced		23	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG
14/03/2019	£315,000	Semi-detached		14	HENNIKER GATE		CHELMSFORD	CM2 6QH
27/09/2019	£319,000	Semi-detached		33	HENNIKER GATE		CHELMSFORD	CM2 6QH
14/12/2018	£425,000	Detached		7	PETREBROOK		CHELMSFORD	CM2 6QJ
30/09/2019	£325,000	Terraced		8	PETREBROOK		CHELMSFORD	CM2 6QJ
06/07/2018	£270,000	Terraced		13	PETREBROOK		CHELMSFORD	CM2 6QJ
09/08/2019	£295,000	Terraced		15	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL
21/06/2018	£272,000	Terraced		16	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL
14/06/2018	£295,000	Terraced		32	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL
04/05/2018	£290,000	Terraced		40	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL
10/12/2018	£295,000	Terraced		44	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL
16/07/2019	£452,000	Detached		3	FULCHER AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QN
24/08/2018	£172,000	Flat		21	FULCHER AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QN
20/06/2018	£322,500	Terraced		112	CHELMER VILLAGE WAY	SPRINGFIELD	CHELMSFORD	CM2 6QP
11/02/2019	£442,000	Terraced		118	CHELMER VILLAGE WAY	SPRINGFIELD	CHELMSFORD	CM2 6QP
22/06/2018	£322,000	Semi-detached		7	HERRINGHAM GREEN		CHELMSFORD	CM2 6QQ
25/02/2019	£294,995	Terraced		13	HERRINGHAM GREEN		CHELMSFORD	CM2 6QQ
25/03/2019	£300,000	Terraced		2	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW
16/07/2019	£220,000	Flat		3	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW
31/05/2019	£215,000	Flat		19	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW
10/07/2019	£415,000	Detached		39	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW
13/09/2018	£211,000	Flat		45	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW
05/06/2018	£210,000	Flat		9	ABBOTTS PLACE		CHELMSFORD	CM2 6RD
18/02/2019	£203,000	Flat		12	ABBOTTS PLACE		CHELMSFORD	CM2 6RD
04/01/2019	£196,000	Flat		15	ABBOTTS PLACE		CHELMSFORD	CM2 6RD
25/07/2019	£215,000	Flat		26	ABBOTTS PLACE		CHELMSFORD	CM2 6RD
04/03/2019	£200,000	Flat		28	ABBOTTS PLACE		CHELMSFORD	CM2 6RD
18/07/2018	£437,500	Detached		42	BEELEIGH LINK		CHELMSFORD	CM2 6RG
01/06/2018	£450,000	Detached		52	BEELEIGH LINK		CHELMSFORD	CM2 6RG
08/02/2019	£470,000	Detached		92	BEELEIGH LINK		CHELMSFORD	CM2 6RG
29/06/2018	£220,000	Semi-detached		9	SAYWELL BROOK		CHELMSFORD	CM2 6RJ
16/07/2019	£460,000	Detached		6	MARSTON BECK	SPRINGFIELD	CHELMSFORD	CM2 6RL
17/07/2019	£480,000	Detached		20	MARSTON BECK	SPRINGFIELD	CHELMSFORD	CM2 6RL
13/05/2019	£425,000	Semi-detached		5	YELDHAM LOCK		CHELMSFORD	CM2 6RP
11/10/2019	£380,000	Detached		15	YELDHAM LOCK		CHELMSFORD	CM2 6RP
09/05/2018	£325,000	Semi-detached		34	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS
24/10/2019	£270,000	Terraced		50	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS

16/04/2018	£380,000	Detached			18	MENISH WAY		CHELMSFORD	CM2 6RT
28/02/2019	£475,000	Detached			21	MENISH WAY		CHELMSFORD	CM2 6RT
30/08/2019	£290,000	Semi-detached			24	MENISH WAY		CHELMSFORD	CM2 6RT
24/05/2018	£355,000	Semi-detached			3	LAKIN CLOSE		CHELMSFORD	CM2 6RU
20/07/2018	£385,000	Semi-detached			16	LAKIN CLOSE		CHELMSFORD	CM2 6RU
16/05/2019	£175,000	Terraced			33	COLYERS REACH		CHELMSFORD	CM2 6RW
05/07/2019	£189,000	Terraced			45	COLYERS REACH		CHELMSFORD	CM2 6RW
09/10/2018	£173,000	Flat			65	COLYERS REACH		CHELMSFORD	CM2 6RW
04/10/2019	£190,000	Terraced			71	COLYERS REACH		CHELMSFORD	CM2 6RW
01/02/2019	£185,000	Terraced			75	COLYERS REACH		CHELMSFORD	CM2 6RW
28/01/2019	£186,000	Terraced			89	COLYERS REACH		CHELMSFORD	CM2 6RW
25/07/2019	£382,000	Semi-detached			8	DUNMORE ROAD		CHELMSFORD	CM2 6RY
01/10/2018	£310,000	Semi-detached			1	CLARENCE CLOSE		CHELMSFORD	CM2 6SE
10/05/2018	£326,000	Semi-detached			10	CLARENCE CLOSE		CHELMSFORD	CM2 6SE
18/05/2018	£350,000	Detached			5	CAWKWELL CLOSE		CHELMSFORD	CM2 6SG
01/03/2019	£192,500	Terraced		2A		LITTELL TWEED		CHELMSFORD	CM2 6SH
03/04/2018	£287,000	Terraced			4	LITTELL TWEED		CHELMSFORD	CM2 6SH
14/12/2018	£290,000	Terraced			5	LITTELL TWEED		CHELMSFORD	CM2 6SH
20/09/2018	£375,000	Detached			12	LITTELL TWEED		CHELMSFORD	CM2 6SH
28/02/2019	£370,000	Semi-detached			35	LITTELL TWEED		CHELMSFORD	CM2 6SH
28/02/2019	£270,000	Semi-detached			39	LITTELL TWEED		CHELMSFORD	CM2 6SH
10/05/2018	£287,000	Terraced			40	LITTELL TWEED		CHELMSFORD	CM2 6SH
16/08/2018	£265,000	Terraced			6	JENNER MEAD		CHELMSFORD	CM2 6SJ
18/10/2019	£280,000	Terraced			16	JENNER MEAD		CHELMSFORD	CM2 6SJ
31/08/2018	£257,000	Semi-detached			22	JENNER MEAD		CHELMSFORD	CM2 6SJ
11/07/2018	£283,000	Terraced			37	JENNER MEAD		CHELMSFORD	CM2 6SJ
20/06/2018	£365,000	Detached			41	JENNER MEAD		CHELMSFORD	CM2 6SJ
21/02/2019	£255,000	Terraced			42	JENNER MEAD		CHELMSFORD	CM2 6SJ
12/08/2019	£279,995	Terraced			51	JENNER MEAD		CHELMSFORD	CM2 6SJ
30/08/2019	£400,000	Detached			21	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN
12/11/2018	£320,000	Semi-detached			38	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN
21/09/2018	£318,000	Semi-detached			45	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN
22/08/2018	£305,000	Terraced			51	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN
03/08/2018	£390,000	Detached			4	POCKLINGTON CLOSE	CHELMER VILLAGE	CHELMSFORD	CM2 6SQ
29/06/2018	£332,000	Detached			12	POCKLINGTON CLOSE	CHELMER VILLAGE	CHELMSFORD	CM2 6SQ
29/05/2019	£462,000	Detached			8	PALMERS CROFT		CHELMSFORD	CM2 6SR
28/09/2018	£340,000	Semi-detached			18	HOPKINS MEAD		CHELMSFORD	CM2 6SS
22/08/2019	£455,000	Detached			23	HOPKINS MEAD		CHELMSFORD	CM2 6SS
22/02/2019	£375,000	Detached			2	ASHTON PLACE		CHELMSFORD	CM2 6ST
03/04/2018	£350,000	Semi-detached			6	ASHTON PLACE		CHELMSFORD	CM2 6ST
30/05/2019	£342,500	Detached			42	ASHTON PLACE		CHELMSFORD	CM2 6ST
02/07/2018	£362,000	Semi-detached			9	MURRELL LOCK		CHELMSFORD	CM2 6SW
27/07/2018	£425,000	Detached			2	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX
12/11/2018	£205,000	Flat			19	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX
15/11/2018	£187,500	Flat			35	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX
25/01/2019	£210,000	Flat			38	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX
25/01/2019	£206,500	Flat			54	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX
25/10/2018	£570,500	Detached			3	CUTON GROVE	SPRINGFIELD	CHELMSFORD	CM2 6TA
26/04/2018	£575,000	Detached			5	CUTON GROVE	SPRINGFIELD	CHELMSFORD	CM2 6TA
15/05/2019	£375,000	Semi-detached			5	KIRK PLACE		CHELMSFORD	CM2 6TN
03/08/2018	£290,000	Semi-detached			28	KIRK PLACE		CHELMSFORD	CM2 6TN
06/07/2018	£112,500	Flat			49	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR
22/05/2019	£200,000	Flat			51	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR
10/01/2019	£287,500	Semi-detached			10	LOVIBOND PLACE		CHELMSFORD	CM2 6TS
24/05/2019	£280,000	Terraced			11	LOVIBOND PLACE		CHELMSFORD	CM2 6TS
17/08/2018	£115,000	Flat			10	MEARNS PLACE		CHELMSFORD	CM2 6TT
02/07/2018	£316,000	Semi-detached			16	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU

02/01/2019	£249,000	Detached		30	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU
15/06/2018	£370,000	Semi-detached		8	COOK PLACE		CHELMSFORD	CM2 6TW
15/05/2019	£280,000	Terraced		18	COOK PLACE		CHELMSFORD	CM2 6TW
09/08/2019	£207,000	Terraced		3	BURTON PLACE		CHELMSFORD	CM2 6TY
25/07/2019	£220,000	Terraced		30	BURTON PLACE		CHELMSFORD	CM2 6TY
22/05/2018	£285,000	Terraced		37	BURTON PLACE		CHELMSFORD	CM2 6TY
18/10/2019	£97,000	Flat		53	BURTON PLACE		CHELMSFORD	CM2 6TY
17/07/2019	£182,000	Flat		30	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
04/01/2019	£210,000	Flat		44	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
28/02/2019	£149,000	Flat		48	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
10/05/2019	£217,000	Flat		58	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
25/01/2019	£163,000	Flat		96	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
29/06/2018	£185,000	Flat		116	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
08/02/2019	£210,000	Flat		160	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
15/08/2019	£455,000	Detached		2	INKERPOLE PLACE		CHELMSFORD	CM2 6UD
04/05/2018	£283,000	Semi-detached		13	INKERPOLE PLACE		CHELMSFORD	CM2 6UD
26/09/2018	£285,000	Detached		4	BURGESS FIELD		CHELMSFORD	CM2 6UE
22/02/2019	£265,000	Terraced		8	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
01/05/2018	£265,000	Terraced		12	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
31/07/2019	£202,000	Terraced		40	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
16/07/2018	£122,000	Flat		44	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
27/06/2019	£112,000	Flat		52	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
16/07/2019	£325,000	Terraced		78	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
31/05/2018	£275,000	Terraced		80	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
04/01/2019	£295,000	Semi-detached		71	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF
14/05/2019	£360,000	Detached		89	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF
25/10/2019	£380,000	Semi-detached		105	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF
17/07/2019	£312,000	Semi-detached		106	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF
29/06/2018	£365,000	Detached		112	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF
28/02/2019	£495,000	Detached		8	FAIRFAX MEAD		CHELMSFORD	CM2 6UG
29/06/2018	£525,000	Detached		19	FAIRFAX MEAD		CHELMSFORD	CM2 6UG
25/07/2019	£508,500	Detached		10	POLLARDS GREEN		CHELMSFORD	CM2 6UH
10/08/2018	£442,000	Semi-detached		31	POLLARDS GREEN		CHELMSFORD	CM2 6UH
31/01/2019	£460,000	Detached		10	CARTWRIGHT WALK		CHELMSFORD	CM2 6UJ
15/03/2019	£362,000	Detached		14	CARTWRIGHT WALK		CHELMSFORD	CM2 6UJ
27/06/2018	£278,000	Terraced		65	POLLARDS GREEN		CHELMSFORD	CM2 6UL
09/01/2019	£295,000	Terraced		71	POLLARDS GREEN		CHELMSFORD	CM2 6UL
11/05/2018	£280,000	Terraced		79	POLLARDS GREEN		CHELMSFORD	CM2 6UL
04/09/2018	£420,000	Semi-detached		89	POLLARDS GREEN		CHELMSFORD	CM2 6UL
18/05/2018	£210,000	Flat		45	FAWKNER CLOSE		CHELMSFORD	CM2 6UP
12/10/2018	£207,500	Flat		49	FAWKNER CLOSE		CHELMSFORD	CM2 6UP
03/10/2018	£200,000	Flat		51	FAWKNER CLOSE		CHELMSFORD	CM2 6UP
17/12/2018	£176,000	Flat		71	FAWKNER CLOSE		CHELMSFORD	CM2 6UP
12/05/2018	£185,000	Terraced		11	GODDARD WAY		CHELMSFORD	CM2 6UR
02/07/2018	£285,000	Semi-detached		31	RAMSHAW DRIVE		CHELMSFORD	CM2 6US
09/08/2018	£297,500	Terraced		49	RAMSHAW DRIVE		CHELMSFORD	CM2 6US
18/12/2018	£225,000	Flat		27	SALTER PLACE		CHELMSFORD	CM2 6UU
25/06/2019	£210,000	Flat		169	POLLARDS GREEN		CHELMSFORD	CM2 6UX
09/10/2018	£165,000	Flat		3	KERBY RISE		CHELMSFORD	CM2 6UY
26/10/2018	£285,000	Terraced		6	KERBY RISE		CHELMSFORD	CM2 6UY
26/09/2019	£370,000	Detached		3	QUALE ROAD		CHELMSFORD	CM2 6WQ
25/06/2018	£670,000	Detached		10	CHANCELLOR AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6WS
15/08/2019	£405,000	Semi-detached		29	EGLINTON DRIVE		CHELMSFORD	CM2 6WT
20/09/2018	£425,000	Semi-detached		13	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU
03/01/2019	£407,000	Semi-detached		34	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU
16/05/2019	£180,000	Flat		3	GILSON CLOSE		CHELMSFORD	CM2 6XD
30/11/2018	£181,500	Flat		5	GILSON CLOSE		CHELMSFORD	CM2 6XD



22/10/2018	£325,000	Terraced			25	GILSON CLOSE		CHELMSFORD	CM2 6XD
14/02/2019	£210,000	Flat			33	GILSON CLOSE		CHELMSFORD	CM2 6XD
16/08/2018	£280,000	Terraced			43	CUSAK ROAD	CHELMER VILLAGE	CHELMSFORD	CM2 6XH
16/08/2018	£185,000	Terraced			10	BINLEY ROAD		CHELMSFORD	CM2 6XJ
17/04/2018	£190,000	Terraced			22	JEFFCUT ROAD		CHELMSFORD	CM2 6XN
18/05/2018	£215,000	Flat			29	JEFFCUT ROAD		CHELMSFORD	CM2 6XN
16/11/2018	£150,000	Flat			38	JEFFCUT ROAD		CHELMSFORD	CM2 6XN
08/02/2019	£178,000	Terraced			60	JEFFCUT ROAD		CHELMSFORD	CM2 6XN
31/07/2019	£185,000	Terraced			66	JEFFCUT ROAD		CHELMSFORD	CM2 6XN
30/08/2018	£437,000	Semi-detached			11	PEERS SQUARE		CHELMSFORD	CM2 6XP
04/07/2018	£470,000	Semi-detached			11	PEERS SQUARE		CHELMSFORD	CM2 6XP
18/07/2019	£480,000	Detached			1	DOLBY RISE		CHELMSFORD	CM2 6XQ
26/10/2018	£197,950	Flat			21	BERKELY DRIVE		CHELMSFORD	CM2 6XR
30/10/2018	£335,000	Terraced			5	BUCKINGHAM COURT	SPRINGFIELD	CHELMSFORD	CM2 6XW
29/03/2019	£338,000	Semi-detached			3	ALBRA MEAD		CHELMSFORD	CM2 6YG
31/08/2018	£610,000	Detached			17	ALBRA MEAD		CHELMSFORD	CM2 6YG
12/03/2019	£430,000	Semi-detached			61	EGLINTON DRIVE		CHELMSFORD	CM2 6YL
17/06/2019	£430,000	Detached			77	EGLINTON DRIVE		CHELMSFORD	CM2 6YL
20/09/2018	£235,000	Flat			78	EGLINTON DRIVE		CHELMSFORD	CM2 6YL
19/10/2018	£310,000	Terraced			87	EGLINTON DRIVE		CHELMSFORD	CM2 6YL
11/12/2018	£290,000	Semi-detached			13	PORTWAY		CHELMSFORD	CM2 6YP
25/10/2018	£396,000	Detached			26	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR
02/09/2019	£410,000	Detached			29	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR
30/08/2019	£407,000	Detached			29	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR
06/02/2019	£385,000	Semi-detached			3	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ
30/04/2018	£390,000	Semi-detached			24	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ
23/11/2018	£122,999	Flat			13	CRESSY QUAY		CHELMSFORD	CM2 6ZH
14/05/2019	£210,000	Flat			17	CRESSY QUAY		CHELMSFORD	CM2 6ZH
22/10/2019	£190,000	Flat			23	CRESSY QUAY		CHELMSFORD	CM2 6ZH
10/01/2019	£236,000	Flat			27	CRESSY QUAY		CHELMSFORD	CM2 6ZH
26/10/2018	£272,500	Flat			40	CRESSY QUAY		CHELMSFORD	CM2 6ZH
17/09/2018	£445,000	Semi-detached			1	BYRON VIEW		CHELMSFORD	CM2 6ZN
17/08/2018	£445,000	Semi-detached			2	BYRON VIEW		CHELMSFORD	CM2 6ZN
09/11/2018	£570,000	Terraced			3	BYRON VIEW		CHELMSFORD	CM2 6ZN
31/01/2019	£550,000	Terraced			5	BYRON VIEW		CHELMSFORD	CM2 6ZN
26/10/2018	£600,000	Semi-detached			6	BYRON VIEW		CHELMSFORD	CM2 6ZN
02/08/2018	£585,000	Terraced			7	BYRON VIEW		CHELMSFORD	CM2 6ZN
04/01/2019	£545,000	Semi-detached			8	BYRON VIEW		CHELMSFORD	CM2 6ZN
12/11/2018	£575,000	Terraced			9	BYRON VIEW		CHELMSFORD	CM2 6ZN
24/10/2018	£455,000	Terraced			10	BYRON VIEW		CHELMSFORD	CM2 6ZN
10/09/2018	£409,950	Terraced			11	BYRON VIEW		CHELMSFORD	CM2 6ZN
31/08/2018	£500,000	Detached		GATESGARTH		LADYWELL LANE		CHELMSFORD	CM2 7AE
09/10/2018	£385,000	Semi-detached			64	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AJ
05/09/2019	£370,000	Semi-detached			26	HARROW WAY		CHELMSFORD	CM2 7AU
27/09/2019	£379,000	Semi-detached			17	GILMORE WAY		CHELMSFORD	CM2 7AW
21/06/2018	£405,000	Semi-detached			36	GILMORE WAY		CHELMSFORD	CM2 7AW
13/05/2019	£370,000	Semi-detached			45	GILMORE WAY		CHELMSFORD	CM2 7AW
08/05/2018	£406,500	Detached			7	BARRINGTON CLOSE		CHELMSFORD	CM2 7AX
31/05/2019	£372,500	Semi-detached			56	PAWLE CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7AZ
11/09/2018	£380,000	Detached			14	NEWPORT CLOSE		CHELMSFORD	CM2 7BB
16/11/2018	£380,000	Semi-detached			2	GILMORE PLACE	GREAT BADDOW	CHELMSFORD	CM2 7BD
26/04/2018	£333,500	Semi-detached			31	BADDOW HALL AVENUE		CHELMSFORD	CM2 7BN
19/06/2019	£450,000	Semi-detached			95	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU
17/05/2019	£400,000	Semi-detached			131	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU
19/12/2018	£250,000	Semi-detached			68	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BX
08/11/2018	£445,000	Detached			6	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY
11/07/2018	£370,000	Semi-detached			26	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY

11/07/2018	£428,000	Semi-detached		32	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY
24/10/2018	£358,000	Semi-detached		38	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY
02/10/2019	£382,000	Semi-detached		21	JEFFERY ROAD		CHELMSFORD	CM2 7BZ
18/09/2018	£300,000	Semi-detached		35	JEFFERY ROAD		CHELMSFORD	CM2 7BZ
23/08/2019	£330,000	Semi-detached		28	CRESCENT ROAD		CHELMSFORD	CM2 7DB
18/03/2019	£360,000	Semi-detached		4	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DD
09/07/2019	£466,500	Detached		74	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DJ
14/10/2019	£290,000	Semi-detached		36	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DL
30/08/2019	£204,000	Terraced		35	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DN
13/02/2019	£236,000	Terraced		55	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DN
12/07/2019	£225,000	Flat		57	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DN
07/09/2018	£600,000	Detached		142	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DQ
21/06/2018	£410,000	Detached	2A		LODGE AVENUE		CHELMSFORD	CM2 7EA
16/08/2019	£620,000	Detached		9	LODGE AVENUE		CHELMSFORD	CM2 7EA
16/01/2019	£546,100	Detached		11	LODGE AVENUE		CHELMSFORD	CM2 7EA
02/08/2019	£485,000	Detached		11	OLDBURY AVENUE		CHELMSFORD	CM2 7EB
30/05/2019	£485,000	Detached		15	OLDBURY AVENUE		CHELMSFORD	CM2 7EB
16/08/2019	£545,000	Detached		10	OLDBURY AVENUE		CHELMSFORD	CM2 7ED
30/11/2018	£400,000	Detached		25	OLDBURY AVENUE		CHELMSFORD	CM2 7ED
17/12/2018	£290,000	Terraced		9	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EE
18/07/2018	£575,000	Semi-detached		40	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EG
31/10/2019	£565,000	Detached		37	TABORS AVENUE		CHELMSFORD	CM2 7EJ
01/03/2019	£510,000	Detached		79	TABORS AVENUE		CHELMSFORD	CM2 7EN
31/10/2019	£470,000	Detached		94	TABORS AVENUE		CHELMSFORD	CM2 7EN
12/10/2018	£700,000	Detached		1	BRITTEN CRESCENT		CHELMSFORD	CM2 7EP
18/01/2019	£430,000	Detached		1	BRAMSTON CLOSE		CHELMSFORD	CM2 7EW
13/09/2019	£620,000	Detached		83	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EZ
28/06/2019	£375,000	Semi-detached		113	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EZ
19/10/2018	£377,450	Semi-detached	BEEHIVE COTTAGE		CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7FH
12/07/2018	£379,950	Semi-detached	CARPENTERS COTTAGE		CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7FH
23/04/2019	£295,000	Flat	7	ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR
25/06/2018	£415,000	Semi-detached		10	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
10/08/2018	£400,000	Detached		41	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
31/10/2019	£395,000	Detached		48	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
30/04/2019	£181,650	Flat		69	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
18/04/2018	£189,000	Flat		69	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
04/05/2018	£226,000	Flat		73	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
12/11/2018	£183,500	Flat		75	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
11/04/2018	£217,000	Flat		80	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
15/06/2018	£140,000	Flat		1	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
11/05/2018	£135,000	Flat		2	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
18/10/2019	£232,000	Semi-detached		9	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
19/07/2019	£245,000	Semi-detached		10	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
29/03/2019	£250,000	Flat		28	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
07/03/2019	£140,000	Flat		30	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
23/04/2018	£375,000	Semi-detached		72	HIGH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HH
31/10/2018	£385,000	Semi-detached		40	FOXHOLES ROAD		CHELMSFORD	CM2 7HR
04/10/2018	£365,000	Terraced		42	FOXHOLES ROAD		CHELMSFORD	CM2 7HR
12/04/2018	£415,000	Detached		75	FOXHOLES ROAD		CHELMSFORD	CM2 7HS
18/05/2018	£150,000	Flat		6	REYNARDS COURT		CHELMSFORD	CM2 7HU
07/09/2018	£220,000	Flat		9	REYNARDS COURT		CHELMSFORD	CM2 7HU
15/06/2018	£275,000	Flat	FLAT 8		BADDOW COURT	GREAT BADDOW	CHELMSFORD	CM2 7JB
29/06/2018	£220,000	Flat		4	SEABROOK ROAD	GREAT BADDOW	CHELMSFORD	CM2 7JF
21/09/2018	£175,000	Flat		12	SEABROOK ROAD	GREAT BADDOW	CHELMSFORD	CM2 7JG
28/06/2019	£375,000	Detached		17	COLLEY ROAD		CHELMSFORD	CM2 7JH
30/08/2018	£457,000	Semi-detached		32	JOHNSON ROAD		CHELMSFORD	CM2 7JL
20/09/2019	£520,000	Detached		3	SMITHERS DRIVE		CHELMSFORD	CM2 7JP

19/10/2018	£505,000	Detached			4	SMITHERS DRIVE		CHELMSFORD	CM2 7JP
22/07/2019	£410,000	Detached			6	SMITHERS DRIVE		CHELMSFORD	CM2 7JP
03/05/2019	£402,000	Detached			8	SMITHERS DRIVE		CHELMSFORD	CM2 7JP
06/07/2018	£620,000	Detached			11	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR
21/06/2018	£520,000	Detached			12	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR
27/07/2018	£273,000	Terraced		BANCOTT		BELL STREET		CHELMSFORD	CM2 7JS
16/08/2019	£128,000	Flat			39	THE CHASE	GREAT BADDOW	CHELMSFORD	CM2 7JU
22/03/2019	£460,000	Detached		SPRUCE HOUSE		THE BRINGEY	GREAT BADDOW	CHELMSFORD	CM2 7JW
23/09/2018	£300,250	Terraced			3	THE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY
16/08/2019	£385,000	Detached			27	THE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY
17/08/2018	£215,000	Flat			11	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ
11/01/2019	£197,500	Flat			113	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ
31/07/2018	£186,000	Flat			115	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ
03/07/2018	£300,000	Terraced			24	MEADGATE AVENUE		CHELMSFORD	CM2 7LG
10/09/2019	£155,000	Flat			130	MEADGATE AVENUE		CHELMSFORD	CM2 7LH
13/09/2018	£199,000	Flat			182	MEADGATE AVENUE		CHELMSFORD	CM2 7LI
18/05/2018	£182,500	Flat			192	MEADGATE AVENUE		CHELMSFORD	CM2 7LJ
16/10/2019	£260,000	Terraced			210	MEADGATE AVENUE		CHELMSFORD	CM2 7LL
15/02/2019	£367,500	Semi-detached			256	MEADGATE AVENUE		CHELMSFORD	CM2 7LL
08/06/2018	£205,000	Flat			19	BRAMWOODS ROAD		CHELMSFORD	CM2 7LS
12/12/2018	£300,000	Terraced			40	BRAMWOODS ROAD		CHELMSFORD	CM2 7LS
15/02/2019	£270,000	Terraced			71	BRAMWOODS ROAD		CHELMSFORD	CM2 7LS
19/12/2018	£250,000	Semi-detached			52	BRAMWOODS ROAD		CHELMSFORD	CM2 7LT
21/09/2018	£335,000	Terraced			8	LATHCOATES CRESCENT		CHELMSFORD	CM2 7LU
19/12/2018	£285,000	Semi-detached			38	LATHCOATES CRESCENT		CHELMSFORD	CM2 7LU
13/06/2018	£360,000	Semi-detached			28	WHITEHOUSE CRESCENT		CHELMSFORD	CM2 7LW
28/09/2018	£140,000	Flat			3	MEADGATE TERRACE		CHELMSFORD	CM2 7NB
26/10/2018	£375,000	Terraced			15	MEADGATE AVENUE		CHELMSFORD	CM2 7ND
18/03/2019	£290,000	Terraced			19	MEADGATE AVENUE		CHELMSFORD	CM2 7ND
22/03/2019	£351,000	Semi-detached			27	MEADGATE AVENUE		CHELMSFORD	CM2 7NF
14/05/2019	£241,000	Terraced			109	MEADGATE AVENUE		CHELMSFORD	CM2 7NH
25/01/2019	£140,000	Terraced			267	MEADGATE AVENUE		CHELMSFORD	CM2 7NJ
29/03/2019	£260,000	Terraced			445	MEADGATE AVENUE		CHELMSFORD	CM2 7NN
30/04/2019	£250,000	Terraced			99	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ
19/04/2018	£325,000	Semi-detached			6	MASCALLS WAY		CHELMSFORD	CM2 7NS
20/08/2018	£268,000	Semi-detached			5	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
30/10/2019	£300,000	Terraced			6	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
30/10/2019	£290,000	Terraced			6	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
05/10/2018	£340,000	Semi-detached			12	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
15/02/2019	£300,000	Detached			13	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
22/10/2019	£285,000	Semi-detached			18	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
13/06/2019	£425,000	Detached			22	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
25/05/2018	£420,000	Detached			10	SPALDING WAY		CHELMSFORD	CM2 7NZ
27/04/2018	£392,000	Detached			11	SPALDING WAY		CHELMSFORD	CM2 7NZ
10/10/2018	£412,000	Detached			27	SPALDING WAY		CHELMSFORD	CM2 7NZ
25/05/2018	£590,000	Detached			37	SPALDING WAY		CHELMSFORD	CM2 7NZ
11/07/2019	£400,000	Detached			20	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP
24/04/2018	£365,000	Semi-detached			39	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP
19/10/2018	£417,000	Semi-detached			47	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP
16/07/2018	£362,500	Terraced			95	BADDOW ROAD		CHELMSFORD	CM2 7PY
03/04/2018	£240,000	Terraced			191	BADDOW ROAD		CHELMSFORD	CM2 7PZ
31/08/2018	£240,000	Terraced			205	BADDOW ROAD		CHELMSFORD	CM2 7PZ
11/05/2018	£329,995	Terraced			225	BADDOW ROAD		CHELMSFORD	CM2 7PZ
22/08/2018	£253,000	Terraced			237	BADDOW ROAD		CHELMSFORD	CM2 7PZ
28/09/2018	£280,000	Terraced			239	BADDOW ROAD		CHELMSFORD	CM2 7PZ
09/05/2018	£250,000	Terraced			273	BADDOW ROAD		CHELMSFORD	CM2 7QA
30/07/2018	£246,500	Terraced			279	BADDOW ROAD		CHELMSFORD	CM2 7QA

20/05/2019	£245,000	Terraced			281	BADDOW ROAD		CHELMSFORD	CM2 7QA
12/04/2019	£257,500	Terraced			283	BADDOW ROAD		CHELMSFORD	CM2 7QA
05/04/2019	£475,000	Semi-detached			325	BADDOW ROAD		CHELMSFORD	CM2 7QF
08/08/2019	£435,000	Detached			363	BADDOW ROAD		CHELMSFORD	CM2 7QF
23/10/2018	£460,000	Semi-detached			20	CHELMER LEA		CHELMSFORD	CM2 7QG
17/07/2019	£390,000	Semi-detached			2	LONGFIELD ROAD		CHELMSFORD	CM2 7QH
16/11/2018	£375,000	Semi-detached			21	LONGFIELD ROAD		CHELMSFORD	CM2 7QH
31/08/2018	£393,500	Detached			61	LONGFIELD ROAD		CHELMSFORD	CM2 7QH
18/12/2018	£152,000	Flat			56	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
31/07/2018	£155,000	Flat			57	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
14/02/2019	£160,000	Flat			69	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
02/11/2018	£156,000	Flat			72	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
29/06/2018	£150,000	Flat			76	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
26/10/2018	£160,000	Flat			79	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
31/10/2019	£217,500	Flat			28	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
31/07/2018	£205,000	Flat			30	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
29/06/2018	£205,000	Flat			30	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
08/10/2018	£220,000	Flat			31	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
31/05/2019	£145,000	Flat			38	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
20/12/2018	£157,500	Flat			39	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
28/06/2019	£615,000	Detached		39A		NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT
09/10/2018	£364,306	Semi-detached			51	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT
27/09/2019	£402,000	Semi-detached			58	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT
05/06/2018	£372,500	Semi-detached			1	CARDS ROAD	SANDON	CHELMSFORD	CM2 7RH
14/06/2019	£255,000	Terraced			19	HALL LANE	SANDON	CHELMSFORD	CM2 7RJ
03/05/2019	£725,000	Detached		THE LEAS		BUTTS GREEN ROAD	SANDON	CHELMSFORD	CM2 7RN
26/06/2019	£527,000	Detached		THE THICKETT		BUTTS GREEN ROAD	SANDON	CHELMSFORD	CM2 7RN
22/02/2019	£395,000	Semi-detached			76	HALL LANE	SANDON	CHELMSFORD	CM2 7RQ
26/09/2019	£657,000	Detached		MID-ON		MALDON ROAD	SANDON	CHELMSFORD	CM2 7RZ
30/01/2019	£590,000	Detached		FRAGRANCE		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SE
05/08/2019	£975,000	Detached		ELM TREE COTTAGE		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SF
08/04/2019	£815,000	Detached		MONKS FIELD		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SF
28/02/2019	£400,000	Detached		BETHANY		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE
04/02/2019	£1,400,000	Detached		HILL TOPS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE
28/02/2019	£925,000	Detached			15	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH
16/08/2019	£722,100	Detached			46	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH
22/10/2018	£975,000	Detached		PAIGLES		EAST HANNINGFIELD ROAD	HOWE GREEN	CHELMSFORD	CM2 7TJ
11/06/2018	£387,000	Detached		4 HOLLYCROFT		MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7TL
14/11/2018	£365,000	Detached		WAKEFORD			HOWE GREEN	CHELMSFORD	CM2 7TN
12/07/2019	£795,000	Detached		AROSFA		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ
05/05/2019	£710,000	Semi-detached		BRAMCOTE		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ
22/02/2019	£975,000	Detached		WILLOWSIDE		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ
13/08/2019	£275,000	Terraced			5	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
26/10/2018	£340,000	Terraced			23	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
01/02/2019	£270,000	Terraced			31	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
22/03/2019	£260,000	Flat			33	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
09/05/2018	£263,000	Terraced			34	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
14/08/2019	£285,000	Terraced			40	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
22/08/2019	£635,000	Detached			5	THE TYTHINGS	HOWE GREEN	CHELMSFORD	CM2 7TU
13/06/2019	£510,000	Detached		WOODMANS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TW
26/10/2018	£1,035,000	Detached			4	THE OLD ORCHARD	HOWE GREEN	CHELMSFORD	CM2 7TX
30/08/2018	£485,000	Detached			35	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA
31/08/2018	£633,000	Detached			38	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA
02/07/2019	£295,000	Flat	FLAT 1	SANDON BROOK MANOR		SANDON BROOK PLACE	SANDON	CHELMSFORD	CM2 7UJ
03/05/2019	£310,000	Terraced			74	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR
01/03/2019	£355,000	Semi-detached			78	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR
29/06/2018	£345,000	Detached			82	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR

07/02/2019	£205,000	Flat		126	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR
06/07/2018	£550,000	Detached		521	GALLEYWOOD ROAD		CHELMSFORD	CM2 8AA
18/01/2019	£390,000	Semi-detached		531	GALLEYWOOD ROAD		CHELMSFORD	CM2 8AA
21/06/2019	£360,000	Semi-detached		8	LINNET DRIVE		CHELMSFORD	CM2 8AD
30/04/2019	£410,000	Semi-detached		67	LINNET DRIVE		CHELMSFORD	CM2 8AE
13/07/2018	£311,350	Semi-detached		76	LINNET DRIVE		CHELMSFORD	CM2 8AF
29/03/2019	£385,000	Semi-detached		77	LINNET DRIVE		CHELMSFORD	CM2 8AF
30/04/2019	£297,500	Semi-detached		236	LINNET DRIVE		CHELMSFORD	CM2 8AJ
22/07/2019	£205,000	Flat		252	LINNET DRIVE		CHELMSFORD	CM2 8AJ
31/05/2019	£272,000	Terraced		272	LINNET DRIVE		CHELMSFORD	CM2 8AJ
17/12/2018	£295,000	Flat		274	LINNET DRIVE		CHELMSFORD	CM2 8AJ
03/01/2019	£310,000	Terraced		310	LINNET DRIVE		CHELMSFORD	CM2 8AJ
30/08/2019	£322,500	Terraced		318	LINNET DRIVE		CHELMSFORD	CM2 8AL
24/05/2019	£280,000	Terraced		326	LINNET DRIVE		CHELMSFORD	CM2 8AL
19/07/2019	£270,000	Terraced		394	LINNET DRIVE		CHELMSFORD	CM2 8AL
24/08/2018	£340,000	Terraced		396	LINNET DRIVE		CHELMSFORD	CM2 8AL
22/02/2019	£271,000	Terraced		426	LINNET DRIVE		CHELMSFORD	CM2 8AL
28/01/2019	£292,500	Terraced		438	LINNET DRIVE		CHELMSFORD	CM2 8AL
07/09/2018	£275,500	Terraced		466	LINNET DRIVE		CHELMSFORD	CM2 8AN
25/01/2019	£310,000	Terraced		470	LINNET DRIVE		CHELMSFORD	CM2 8AN
27/04/2018	£281,700	Terraced		480	LINNET DRIVE		CHELMSFORD	CM2 8AN
04/05/2018	£276,500	Semi-detached		492	LINNET DRIVE		CHELMSFORD	CM2 8AN
28/01/2019	£297,500	Terraced		500	LINNET DRIVE		CHELMSFORD	CM2 8AN
03/06/2019	£450,000	Semi-detached		147	LINNET DRIVE		CHELMSFORD	CM2 8AQ
23/11/2018	£335,000	Semi-detached		149	LINNET DRIVE		CHELMSFORD	CM2 8AQ
26/07/2019	£262,000	Terraced		176	LINNET DRIVE		CHELMSFORD	CM2 8AQ
18/04/2018	£260,000	Terraced		176	LINNET DRIVE		CHELMSFORD	CM2 8AQ
28/06/2019	£280,000	Terraced		10	MALLARD ROAD		CHELMSFORD	CM2 8AR
18/05/2018	£345,000	Semi-detached		21	MALLARD ROAD		CHELMSFORD	CM2 8AR
09/08/2018	£306,000	Terraced		22	MALLARD ROAD		CHELMSFORD	CM2 8AR
21/06/2019	£285,000	Terraced		43	MALLARD ROAD		CHELMSFORD	CM2 8AR
26/11/2018	£345,000	Semi-detached		8	ROBIN WAY		CHELMSFORD	CM2 8AS
23/07/2018	£317,000	Terraced		32	ROBIN WAY		CHELMSFORD	CM2 8AS
22/08/2018	£315,000	Semi-detached		71	ROBIN WAY		CHELMSFORD	CM2 8AT
01/02/2019	£310,000	Terraced		95	ROBIN WAY		CHELMSFORD	CM2 8AU
05/07/2019	£255,000	Terraced		123	ROBIN WAY		CHELMSFORD	CM2 8AU
30/05/2018	£296,000	Semi-detached		576	LINNET DRIVE		CHELMSFORD	CM2 8AW
01/10/2018	£375,000	Semi-detached		15	DOVE LANE		CHELMSFORD	CM2 8AX
13/06/2019	£362,500	Semi-detached		17	DOVE LANE		CHELMSFORD	CM2 8AX
30/05/2019	£310,000	Terraced		39	DOVE LANE		CHELMSFORD	CM2 8AX
03/06/2019	£312,000	Terraced		44	SKYLARK WALK		CHELMSFORD	CM2 8BA
12/04/2019	£264,000	Terraced		14	SKYLARK WALK		CHELMSFORD	CM2 8BB
16/09/2019	£290,000	Terraced		14	HAWFINCH WALK		CHELMSFORD	CM2 8BD
13/07/2018	£345,000	Terraced		43	HAWFINCH WALK		CHELMSFORD	CM2 8BD
14/12/2018	£280,000	Terraced		55	HAWFINCH WALK		CHELMSFORD	CM2 8BE
06/11/2018	£285,000	Terraced		65	HAWFINCH WALK		CHELMSFORD	CM2 8BE
05/04/2019	£300,000	Terraced		13	CORMORANT WALK		CHELMSFORD	CM2 8BG
21/09/2018	£565,500	Detached		96	WOOD STREET		CHELMSFORD	CM2 8BL
31/05/2018	£526,500	Detached		96	WOOD STREET		CHELMSFORD	CM2 8BL
15/02/2019	£385,000	Semi-detached		142	WOOD STREET		CHELMSFORD	CM2 8BN
31/07/2019	£545,000	Detached		156	WOOD STREET		CHELMSFORD	CM2 8BN
30/09/2019	£582,500	Semi-detached		607	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BS
01/05/2019	£570,000	Detached		651	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BT
03/08/2018	£1,330,000	Detached	685A		GALLEYWOOD ROAD		CHELMSFORD	CM2 8BT
13/07/2018	£739,000	Detached		558	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX
19/07/2018	£587,000	Semi-detached		682	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY
28/08/2019	£875,000	Detached		706	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY

06/07/2018	£495,000	Detached		5	RUSSELL GARDENS		CHELMSFORD	CM2 8DB
26/10/2018	£280,823	Detached		26	RUSSELL GARDENS		CHELMSFORD	CM2 8DB
21/06/2019	£490,000	Detached		31	RUSSELL GARDENS		CHELMSFORD	CM2 8DB
08/11/2018	£310,000	Semi-detached		20	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH
30/10/2019	£300,000	Terraced		24	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH
16/09/2019	£385,000	Detached		27	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH
21/06/2019	£395,000	Semi-detached		28	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH
07/03/2019	£470,000	Detached		117	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DR
29/03/2019	£350,000	Semi-detached		17	BELLS CHASE	GREAT BADDOW	CHELMSFORD	CM2 8DS
26/09/2019	£365,000	Terraced		8	HOLLYWOOD CLOSE		CHELMSFORD	CM2 8DU
21/06/2019	£372,500	Semi-detached		14	HOLLYWOOD CLOSE		CHELMSFORD	CM2 8DU
25/10/2019	£360,000	Semi-detached		28	HOLLYWOOD CLOSE		CHELMSFORD	CM2 8DU
20/09/2019	£364,500	Semi-detached		29	HOLLYWOOD CLOSE		CHELMSFORD	CM2 8DU
17/07/2019	£625,000	Detached		105	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DW
02/11/2018	£425,000	Detached		1	ELM CLOSE	GREAT BADDOW	CHELMSFORD	CM2 8DX
19/07/2019	£469,995	Detached		3	PERTWEE DRIVE		CHELMSFORD	CM2 8DY
06/07/2018	£385,000	Semi-detached		35	PERTWEE DRIVE		CHELMSFORD	CM2 8DY
08/02/2019	£445,000	Detached		8	PERTWEE DRIVE		CHELMSFORD	CM2 8DZ
02/07/2018	£625,000	Detached		32	PERTWEE DRIVE		CHELMSFORD	CM2 8EA
29/10/2018	£472,500	Detached		72	CRAISTON WAY		CHELMSFORD	CM2 8EB
27/09/2019	£380,000	Semi-detached		17	CRAISTON WAY		CHELMSFORD	CM2 8ED
16/10/2019	£280,000	Terraced		108	NOAKES AVENUE		CHELMSFORD	CM2 8EP
30/08/2019	£265,000	Semi-detached		114	NOAKES AVENUE		CHELMSFORD	CM2 8EP
10/07/2018	£312,000	Terraced		7	READERS COURT		CHELMSFORD	CM2 8EU
11/03/2019	£270,000	Terraced		20	READERS COURT		CHELMSFORD	CM2 8EU
05/06/2018	£310,000	Terraced		80	NOAKES AVENUE		CHELMSFORD	CM2 8EW
24/07/2018	£290,000	Terraced		94	NOAKES AVENUE		CHELMSFORD	CM2 8EW
19/09/2019	£285,000	Semi-detached		30	READERS COURT		CHELMSFORD	CM2 8EX
16/09/2019	£287,500	Terraced		43	READERS COURT		CHELMSFORD	CM2 8EX
16/08/2019	£287,000	Terraced		307	DORSET AVENUE		CHELMSFORD	CM2 8EY
22/08/2019	£203,000	Terraced		13	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ
11/02/2019	£210,000	Flat		14	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ
13/06/2019	£287,000	Terraced		279	DORSET AVENUE		CHELMSFORD	CM2 8HB
04/07/2019	£281,000	Terraced		283	DORSET AVENUE		CHELMSFORD	CM2 8HB
29/05/2019	£290,000	Terraced		283	DORSET AVENUE		CHELMSFORD	CM2 8HB
22/02/2019	£275,000	Terraced		285	DORSET AVENUE		CHELMSFORD	CM2 8HB
02/08/2018	£170,000	Flat		348	DORSET AVENUE		CHELMSFORD	CM2 8HD
24/04/2018	£310,000	Terraced		378	DORSET AVENUE		CHELMSFORD	CM2 8HD
24/09/2019	£300,000	Terraced		396	DORSET AVENUE		CHELMSFORD	CM2 8HD
25/05/2018	£425,000	Detached		53	PERTWEE DRIVE		CHELMSFORD	CM2 8HE
20/06/2018	£450,000	Detached		14	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
31/10/2018	£456,000	Semi-detached		17	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
26/11/2018	£525,000	Semi-detached		35	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
03/07/2018	£450,000	Semi-detached		36	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
11/01/2019	£450,000	Terraced		38	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
05/06/2019	£210,000	Flat		44	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
01/11/2018	£206,500	Flat		50	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
01/03/2019	£470,000	Detached		86	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
18/01/2019	£237,500	Semi-detached		20	MALTINGS ROAD		CHELMSFORD	CM2 8HH
03/07/2019	£275,000	Semi-detached		28	MALTINGS ROAD		CHELMSFORD	CM2 8HH
20/09/2019	£333,000	Semi-detached		48	WEST HANNINGFIELD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8HL
03/05/2019	£325,000	Semi-detached		64	MALTINGS ROAD		CHELMSFORD	CM2 8HP
30/08/2019	£330,000	Semi-detached		23	MALTINGS ROAD		CHELMSFORD	CM2 8HQ
28/06/2019	£295,000	Semi-detached		35	MALTINGS ROAD		CHELMSFORD	CM2 8HQ
30/10/2018	£285,000	Terraced		8	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HU
18/04/2019	£265,000	Terraced		1	LUCKSFIELD WAY		CHELMSFORD	CM2 8HW
31/01/2019	£240,000	Terraced		10	LUCKSFIELD WAY		CHELMSFORD	CM2 8HW

02/05/2018	£192,500	Flat			34	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX
05/11/2018	£300,000	Semi-detached			40	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX
10/10/2018	£205,000	Flat		40A		PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX
17/10/2019	£240,000	Flat		40B		PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX
27/07/2018	£305,000	Detached		40C		PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX
11/05/2018	£840,000	Detached			17	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY
12/03/2019	£495,000	Semi-detached			52	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY
30/05/2018	£450,000	Semi-detached			62	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY
28/06/2019	£790,000	Detached			74	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY
22/02/2019	£800,000	Detached			14	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HZ
15/11/2018	£482,500	Semi-detached			80	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8JB
05/06/2018	£445,000	Detached		RIVENDELL		HEYCROFT WAY		CHELMSFORD	CM2 8JG
04/10/2019	£125,000	Flat	FLAT 2	SPRINGBOK HOUSE		HEYCROFT WAY		CHELMSFORD	CM2 8JH
31/01/2019	£110,000	Flat	FLAT 6	SPRINGBOK HOUSE		HEYCROFT WAY		CHELMSFORD	CM2 8JH
14/02/2019	£795,000	Detached			1	THE SPIRES	GREAT BADDOW	CHELMSFORD	CM2 8JN
12/10/2018	£182,500	Terraced		1	BIRCH HOUSE	THE WESTERINGS		CHELMSFORD	CM2 8JQ
15/06/2018	£170,000	Flat	1A	BIRCH HOUSE		THE WESTERINGS		CHELMSFORD	CM2 8JQ
17/08/2018	£355,000	Semi-detached		5	SHIP COTTAGES	STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8LA
02/07/2018	£385,000	Semi-detached		8	SHIP COTTAGES	STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8LA
31/01/2019	£1,075,000	Detached			LONG LEY	BAKERS LANE	WEST HANNINGFIELD	CHELMSFORD	CM2 8LE
11/09/2018	£545,000	Detached			186	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8NB
04/07/2019	£650,000	Detached		PIPERS		WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NE
24/08/2018	£550,000	Detached			26	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL
23/10/2018	£545,000	Terraced			39	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL
19/12/2018	£320,000	Semi-detached			52	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL
03/05/2019	£1,040,000	Detached		PEAR TREE HOUSE, 78		BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NN
14/11/2018	£380,000	Semi-detached		PIPERS COTTAGE		PIPERS TYE		CHELMSFORD	CM2 8NP
01/08/2019	£325,000	Terraced			126	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NQ
25/01/2019	£360,000	Semi-detached			158	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NQ
22/02/2019	£362,500	Semi-detached			160	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NQ
28/08/2019	£490,000	Semi-detached			153	KEENE WAY		CHELMSFORD	CM2 8NR
30/04/2018	£353,750	Semi-detached			12	KEENE WAY		CHELMSFORD	CM2 8NT
08/06/2018	£335,000	Semi-detached			20	KEENE WAY		CHELMSFORD	CM2 8NT
31/07/2018	£345,000	Semi-detached			9	WILLOW BANK		CHELMSFORD	CM2 8NX
06/07/2018	£320,000	Semi-detached			77	CANNON LEYS		CHELMSFORD	CM2 8PB
16/11/2018	£410,000	Semi-detached			79	CANNON LEYS		CHELMSFORD	CM2 8PB
05/04/2019	£325,000	Semi-detached			1	ROUGHTONS		CHELMSFORD	CM2 8PE
29/10/2018	£370,000	Terraced			40	ROUGHTONS		CHELMSFORD	CM2 8PF
14/09/2018	£745,000	Detached		RUSSETS		GOAT HALL LANE		CHELMSFORD	CM2 8PG
25/04/2019	£820,000	Detached		WESTERING		HORSE & GROOM LANE		CHELMSFORD	CM2 8PJ
15/06/2018	£600,000	Semi-detached			38	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT
11/10/2019	£475,000	Semi-detached			42	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT
31/01/2019	£270,000	Semi-detached			42	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT
27/04/2018	£185,000	Flat			67	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PU
21/01/2019	£249,000	Terraced			39	PYMS ROAD		CHELMSFORD	CM2 8PX
11/04/2018	£260,000	Terraced			39	PYMS ROAD		CHELMSFORD	CM2 8PX
14/08/2019	£260,000	Semi-detached			86	PYMS ROAD		CHELMSFORD	CM2 8PX
28/02/2019	£435,000	Semi-detached			104	PYMS ROAD		CHELMSFORD	CM2 8PX
17/07/2019	£358,500	Terraced			154	PYMS ROAD		CHELMSFORD	CM2 8PX
12/08/2019	£250,000	Semi-detached			13	PYMS ROAD		CHELMSFORD	CM2 8PY
13/12/2018	£279,500	Terraced			66	PYMS ROAD		CHELMSFORD	CM2 8PY
03/07/2018	£295,000	Terraced			14	GLEBE VIEW		CHELMSFORD	CM2 8PZ
18/07/2018	£660,000	Semi-detached			16	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG
28/02/2019	£581,250	Detached			21	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG
20/08/2019	£517,500	Detached			3	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ
14/10/2019	£395,000	Semi-detached			31	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ
21/10/2019	£285,000	Terraced			23	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL

11/05/2018	£625,000	Detached		37	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QN
20/09/2019	£430,000	Detached			GOLDLAY	PONDS ROAD	CHELMSFORD	CM2 8QP
16/10/2019	£500,000	Detached			MYERSCOUGH	PONDS ROAD	CHELMSFORD	CM2 8QP
26/06/2018	£585,000	Detached		4	COLVIN CHASE	GALLEYWOOD	CHELMSFORD	CM2 8QQ
26/07/2019	£567,000	Detached		25	COLVIN CHASE	GALLEYWOOD	CHELMSFORD	CM2 8QQ
01/10/2018	£615,000	Detached			KINGFISHER	LOWER GREEN	CHELMSFORD	CM2 8QS
17/05/2019	£405,000	Semi-detached		44	RIGNALS LANE		CHELMSFORD	CM2 8QT
03/08/2018	£385,000	Semi-detached		24	CHAPLIN CLOSE		CHELMSFORD	CM2 8QW
26/04/2019	£472,500	Semi-detached		41	CHAPLIN CLOSE		CHELMSFORD	CM2 8QW
24/08/2018	£325,000	Semi-detached		3	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY
25/09/2019	£550,000	Detached		15	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY
04/09/2019	£465,000	Semi-detached		66	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ
08/10/2019	£360,000	Semi-detached		71	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ
12/06/2018	£329,000	Detached		78	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ
24/04/2019	£460,000	Detached		80	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ
24/07/2018	£395,000	Detached		90	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ
14/09/2018	£550,000	Detached		5	THE LIMES	GALLEYWOOD	CHELMSFORD	CM2 8RA
13/07/2018	£600,000	Semi-detached		22	SKINNERS LANE		CHELMSFORD	CM2 8RH
10/07/2018	£322,500	Semi-detached		24	SKINNERS LANE		CHELMSFORD	CM2 8RH
14/08/2018	£650,000	Detached		459	BEEHIVE LANE		CHELMSFORD	CM2 8RJ
01/02/2019	£385,000	Detached		479	BEEHIVE LANE		CHELMSFORD	CM2 8RL
16/11/2018	£582,500	Detached		6	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ
04/04/2018	£530,000	Detached		44	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ
16/01/2019	£268,000	Terraced		145	BARNARD ROAD		CHELMSFORD	CM2 8RS
16/04/2019	£268,000	Terraced		38	BARNARD ROAD		CHELMSFORD	CM2 8RT
23/09/2019	£136,000	Flat		223	BARNARD ROAD		CHELMSFORD	CM2 8RU
28/03/2019	£290,000	Terraced		259	BARNARD ROAD		CHELMSFORD	CM2 8RU
04/01/2019	£142,000	Flat		275	BARNARD ROAD		CHELMSFORD	CM2 8RU
19/11/2018	£1,385,000	Detached			BRAMBLE LODGE	SLADES LANE	CHELMSFORD	CM2 8RW
08/03/2019	£288,000	Terraced		19	GALLEYDENE AVENUE		CHELMSFORD	CM2 8RY
08/11/2018	£277,000	Terraced		31	GALLEYDENE AVENUE		CHELMSFORD	CM2 8RY
31/05/2019	£300,000	Terraced		7	MARKLAND CLOSE		CHELMSFORD	CM2 8RZ
01/10/2018	£325,000	Terraced		26	MARKLAND CLOSE		CHELMSFORD	CM2 8RZ
17/05/2019	£282,000	Terraced		29	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA
13/08/2019	£255,000	Terraced		37	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA
20/08/2018	£176,000	Flat		13	ARCHERS WAY		CHELMSFORD	CM2 8SB
07/08/2019	£260,000	Terraced		40	ARCHERS WAY		CHELMSFORD	CM2 8SD
26/07/2019	£272,000	Terraced		47	HOUBLON DRIVE		CHELMSFORD	CM2 8SE
17/08/2018	£285,000	Terraced		13	PARKLANDS WAY	GALLEYWOOD	CHELMSFORD	CM2 8SF
28/09/2018	£285,000	Terraced		16	ST MICHAELS WALK		CHELMSFORD	CM2 8SG
06/07/2018	£175,000	Flat		38	ST MICHAELS WALK		CHELMSFORD	CM2 8SG
04/10/2019	£162,500	Flat		37	SPRING RISE		CHELMSFORD	CM2 8SH
27/04/2018	£285,000	Terraced		29	WEST LAWN		CHELMSFORD	CM2 8SJ
24/09/2018	£137,410	Flat		62	WEST LAWN		CHELMSFORD	CM2 8SJ
13/09/2019	£250,000	Terraced		90	WEST LAWN		CHELMSFORD	CM2 8SL
27/08/2019	£255,000	Terraced		25	HOMEMEAD	GALLEYWOOD	CHELMSFORD	CM2 8SN
17/12/2018	£315,000	Semi-detached		54	WIDFORD ROAD		CHELMSFORD	CM2 8SY
05/09/2019	£415,000	Detached		59	WIDFORD ROAD		CHELMSFORD	CM2 8SY
13/09/2019	£288,000	Semi-detached		68	WIDFORD ROAD		CHELMSFORD	CM2 8SY
04/01/2019	£770,000	Detached			CLOTTER GATE	PRIVATE ROAD	CHELMSFORD	CM2 8TH
27/07/2018	£320,000	Semi-detached	3		ELM COTTAGES	PRIVATE ROAD	CHELMSFORD	CM2 8TH
18/12/2018	£475,000	Detached			ROBINS NEST	PRIVATE ROAD	CHELMSFORD	CM2 8TH
27/09/2018	£540,000	Detached		15	BUTTS WAY		CHELMSFORD	CM2 8TJ
30/09/2019	£575,000	Semi-detached			THE COTTAGE	BEKESWELL LANE	CHELMSFORD	CM2 8TL
20/06/2019	£590,000	Detached		9	MILL HILL	GALLEYWOOD	CHELMSFORD	CM2 8TW
17/05/2019	£367,500	Semi-detached		7	TANFIELD TYE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UD
27/06/2018	£385,000	Semi-detached		7	CROWSFIELD COTTAGES	WEST HANNINGFIELD	CHELMSFORD	CM2 8UH



07/06/2019	£1,875,000	Detached		BROOKSBYS	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ
21/06/2019	£550,000	Detached		ROSE COTTAGE	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ
24/01/2019	£1,250,000	Detached		CHURCH HOUSE	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UL
10/04/2018	£385,000	Detached			1 MIDDLEMEAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UT
14/03/2019	£415,000	Terraced			11 MIDDLEMEAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UT
17/10/2018	£710,000	Detached		BROOKSIDE	LOWER STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UY
17/12/2018	£295,000	Terraced			22 PETREL WAY		CHELMSFORD	CM2 8XH
22/07/2019	£435,000	Semi-detached			26 PETREL WAY		CHELMSFORD	CM2 8XH
28/01/2019	£375,000	Semi-detached			5 SANDPIPER WALK		CHELMSFORD	CM2 8XJ
31/10/2018	£270,000	Terraced			11 SANDPIPER WALK		CHELMSFORD	CM2 8XJ
31/05/2019	£312,500	Semi-detached			8 GOSHAWK DRIVE		CHELMSFORD	CM2 8XN
31/07/2019	£370,000	Semi-detached			19 GOSHAWK DRIVE		CHELMSFORD	CM2 8XN
29/04/2019	£402,500	Semi-detached			33 GOSHAWK DRIVE		CHELMSFORD	CM2 8XN
09/08/2018	£380,000	Semi-detached			54 GOSHAWK DRIVE		CHELMSFORD	CM2 8XP
01/03/2019	£405,000	Terraced			78 GOSHAWK DRIVE		CHELMSFORD	CM2 8XP
10/01/2019	£357,500	Semi-detached			125 GOSHAWK DRIVE		CHELMSFORD	CM2 8XP
26/07/2018	£295,000	Terraced			22 KESTREL WALK		CHELMSFORD	CM2 8XS
21/06/2018	£298,000	Terraced			19 SWALLOW PATH		CHELMSFORD	CM2 8XT
04/10/2019	£288,000	Terraced			26 SWALLOW PATH		CHELMSFORD	CM2 8XT
16/11/2018	£290,000	Terraced			28 SWALLOW PATH		CHELMSFORD	CM2 8XT
11/06/2019	£305,000	Terraced			40 OSPREY WAY		CHELMSFORD	CM2 8XU
05/04/2019	£300,000	Terraced			44 OSPREY WAY		CHELMSFORD	CM2 8XU
24/08/2018	£450,000	Semi-detached			38 GOSHAWK DRIVE		CHELMSFORD	CM2 8XW
28/02/2019	£285,000	Terraced			26 PLOVER WALK		CHELMSFORD	CM2 8XX
13/09/2019	£295,000	Terraced			27 PLOVER WALK		CHELMSFORD	CM2 8XX
18/05/2018	£390,000	Semi-detached			22 PEREGRINE DRIVE		CHELMSFORD	CM2 8XY
01/08/2018	£345,000	Terraced		27A	PEREGRINE DRIVE		CHELMSFORD	CM2 8XY
05/04/2019	£268,000	Terraced			41 PEREGRINE DRIVE		CHELMSFORD	CM2 8XY
05/06/2018	£540,000	Detached			61 PEREGRINE DRIVE		CHELMSFORD	CM2 8XY
25/10/2019	£409,000	Semi-detached			4 BROGRAVE CLOSE		CHELMSFORD	CM2 8YA
03/12/2018	£270,000	Terraced			6 BULLEN WALK		CHELMSFORD	CM2 8YF
20/12/2018	£224,000	Terraced			23 MOSS PATH	GALLEYWOOD	CHELMSFORD	CM2 8YG
09/04/2018	£435,000	Semi-detached			3 BRAZIER'S CLOSE		CHELMSFORD	CM2 8YJ
28/11/2018	£305,000	Terraced			6 MOSS PATH	GALLEYWOOD	CHELMSFORD	CM2 8YQ
17/08/2018	£250,000	Terraced			13 MOSS PATH	GALLEYWOOD	CHELMSFORD	CM2 8YQ
07/12/2018	£300,000	Terraced			15 MOSS PATH	GALLEYWOOD	CHELMSFORD	CM2 8YQ
10/07/2018	£300,000	Terraced			168 GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8YT
04/10/2019	£297,500	Terraced			176 GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8YT
29/06/2018	£300,000	Terraced			182 GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8YT
25/10/2019	£190,000	Flat			4 GARDENERS		CHELMSFORD	CM2 8YU
22/02/2019	£267,000	Terraced			15 GARDENERS		CHELMSFORD	CM2 8YU
31/05/2019	£91,000	Flat			30 GARDENERS		CHELMSFORD	CM2 8YU
22/07/2019	£285,000	Terraced			35 GARDENERS		CHELMSFORD	CM2 8YU
31/05/2019	£287,000	Terraced			51 GARDENERS		CHELMSFORD	CM2 8YU
26/10/2018	£295,000	Terraced			118 DORSET AVENUE		CHELMSFORD	CM2 8YY
24/09/2019	£146,000	Flat			238 DORSET AVENUE		CHELMSFORD	CM2 8YZ
24/06/2019	£86,000	Flat			39 GREENLAND GARDENS	GREAT BADDOW	CHELMSFORD	CM2 8ZF
26/07/2019	£475,000	Terraced			40 GREENLAND GARDENS	GREAT BADDOW	CHELMSFORD	CM2 8ZF
28/06/2019	£455,000	Semi-detached			26 TAYLOR WAY	GREAT BADDOW	CHELMSFORD	CM2 8ZG
19/11/2018	£462,500	Semi-detached			28 TAYLOR WAY	GREAT BADDOW	CHELMSFORD	CM2 8ZG
01/08/2019	£250,000	Flat	FLAT 2	CLARENCE HOUSE, 212	NEW LONDON ROAD		CHELMSFORD	CM2 9AE
20/02/2019	£425,000	Flat	FLAT 5	CLARENCE HOUSE, 212	NEW LONDON ROAD		CHELMSFORD	CM2 9AE
07/12/2018	£650,000	Semi-detached			218 NEW LONDON ROAD		CHELMSFORD	CM2 9AE
23/08/2019	£355,000	Semi-detached		1 CLARENCE MEWS	REDMAYNE DRIVE		CHELMSFORD	CM2 9AF
15/10/2018	£160,000	Flat			42 REDMAYNE DRIVE		CHELMSFORD	CM2 9AG
08/05/2018	£210,000	Flat			88 REDMAYNE DRIVE		CHELMSFORD	CM2 9AG
08/08/2018	£149,500	Flat			98 REDMAYNE DRIVE		CHELMSFORD	CM2 9AG

25/05/2018	£164,000	Flat			106	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG
12/04/2018	£480,000	Detached		LYTCHETT		MOULSHAM STREET		CHELMSFORD	CM2 9AQ
11/12/2018	£490,000	Semi-detached			10	WOOD STREET		CHELMSFORD	CM2 9AS
29/05/2018	£982,500	Detached		HILLISIDE		LINKS DRIVE		CHELMSFORD	CM2 9AW
20/06/2019	£880,000	Detached		NORTH WOOD		LINKS DRIVE		CHELMSFORD	CM2 9AW
29/07/2019	£880,000	Detached		YORK HOUSE		LINKS DRIVE		CHELMSFORD	CM2 9AW
27/06/2019	£2,700,000	Detached			18	BRUCE GROVE		CHELMSFORD	CM2 9AX
30/11/2018	£290,000	Semi-detached			35	BRUCE GROVE		CHELMSFORD	CM2 9AY
19/10/2018	£325,000	Semi-detached			40	BRUCE GROVE		CHELMSFORD	CM2 9AY
12/04/2018	£373,000	Terraced			19	STEWART ROAD		CHELMSFORD	CM2 9BA
15/11/2018	£369,000	Semi-detached			26	STEWART ROAD		CHELMSFORD	CM2 9BA
18/05/2018	£300,000	Semi-detached			27	STEWART ROAD		CHELMSFORD	CM2 9BA
28/08/2019	£305,000	Semi-detached			47	STEWART ROAD		CHELMSFORD	CM2 9BB
25/05/2018	£390,000	Semi-detached			67	STEWART ROAD		CHELMSFORD	CM2 9BD
15/08/2018	£458,000	Semi-detached			16	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE
30/05/2019	£460,000	Semi-detached			32	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE
11/03/2019	£187,000	Flat			22	BROOKLANDS WALK		CHELMSFORD	CM2 9BH
27/07/2018	£180,000	Flat			44	BROOKLANDS WALK		CHELMSFORD	CM2 9BH
27/02/2019	£240,000	Flat			6	DUNCAN PLACE		CHELMSFORD	CM2 9BJ
20/04/2018	£580,000	Semi-detached			102	VICARAGE ROAD		CHELMSFORD	CM2 9BP
19/03/2019	£505,000	Terraced			73	VICARAGE ROAD		CHELMSFORD	CM2 9BT
25/07/2019	£520,000	Semi-detached			138	VICARAGE ROAD		CHELMSFORD	CM2 9BT
06/08/2018	£330,000	Semi-detached			144	VICARAGE ROAD		CHELMSFORD	CM2 9BT
19/10/2018	£590,000	Semi-detached			23	FINCHLEY AVENUE		CHELMSFORD	CM2 9BX
03/04/2018	£530,000	Detached			2	HILLISIDE GROVE		CHELMSFORD	CM2 9DA
31/07/2018	£527,000	Semi-detached			3	HILLISIDE GROVE		CHELMSFORD	CM2 9DA
13/07/2018	£440,000	Detached			4	HILLISIDE GROVE		CHELMSFORD	CM2 9DA
25/06/2019	£525,000	Semi-detached			14	HILLISIDE GROVE		CHELMSFORD	CM2 9DA
31/05/2019	£390,000	Semi-detached			19	HILLISIDE GROVE		CHELMSFORD	CM2 9DA
07/09/2018	£485,000	Semi-detached			24	HILLISIDE GROVE		CHELMSFORD	CM2 9DA
31/01/2019	£480,000	Semi-detached			39	HILLISIDE GROVE		CHELMSFORD	CM2 9DA
06/06/2019	£400,000	Semi-detached			74	HILLISIDE GROVE		CHELMSFORD	CM2 9DB
27/02/2019	£350,000	Semi-detached			101	HILLISIDE GROVE		CHELMSFORD	CM2 9DD
04/07/2019	£385,000	Semi-detached			113	HILLISIDE GROVE		CHELMSFORD	CM2 9DD
14/09/2018	£350,000	Detached			114	HILLISIDE GROVE		CHELMSFORD	CM2 9DD
24/08/2018	£370,000	Detached			114	HILLISIDE GROVE		CHELMSFORD	CM2 9DD
22/08/2019	£330,000	Semi-detached			116	HILLISIDE GROVE		CHELMSFORD	CM2 9DD
01/10/2018	£350,000	Semi-detached			131	HILLISIDE GROVE		CHELMSFORD	CM2 9DD
18/07/2019	£200,000	Semi-detached			3	HILLISIDE MEWS		CHELMSFORD	CM2 9DH
15/08/2019	£289,000	Semi-detached			7	HILLISIDE MEWS		CHELMSFORD	CM2 9DH
08/04/2019	£216,000	Semi-detached			12	HILLISIDE MEWS		CHELMSFORD	CM2 9DH
09/08/2018	£575,000	Semi-detached			25	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DP
02/10/2018	£631,250	Detached			31	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DP
15/08/2019	£430,000	Semi-detached			39	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DP
28/08/2019	£490,000	Semi-detached			65	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DR
18/09/2018	£346,500	Semi-detached			87	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DS
02/09/2019	£290,000	Detached			107	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DT
22/08/2019	£325,000	Terraced			131	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU
11/05/2018	£290,000	Terraced			135	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU
01/11/2018	£345,000	Terraced			139	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU
11/01/2019	£292,000	Terraced			159	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU
24/05/2018	£300,000	Terraced			169	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DX
11/06/2018	£360,000	Semi-detached			1	BRIAN CLOSE		CHELMSFORD	CM2 9DZ
26/04/2019	£340,000	Semi-detached			14	BRIAN CLOSE		CHELMSFORD	CM2 9EB
19/12/2018	£267,500	Semi-detached			2	MOSS WALK		CHELMSFORD	CM2 9ED
20/12/2018	£272,500	Terraced			4	MOSS WALK		CHELMSFORD	CM2 9ED
07/03/2019	£345,000	Semi-detached			8	MOSS WALK		CHELMSFORD	CM2 9ED

26/07/2018	£290,000	Semi-detached		10	MOSS WALK		CHELMSFORD	CM2 9ED
21/02/2019	£275,000	Terraced		15	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EG
28/08/2019	£315,000	Terraced		149	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EJ
05/10/2018	£325,000	Terraced		12	WALTHAM GLEN		CHELMSFORD	CM2 9EL
19/07/2018	£327,500	Terraced		10	ROSE GLEN		CHELMSFORD	CM2 9EN
15/07/2019	£295,000	Semi-detached		16	CROSSWAYS		CHELMSFORD	CM2 9EP
19/07/2018	£355,000	Terraced		37	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EQ
19/12/2018	£312,500	Semi-detached		6	MAY WALK		CHELMSFORD	CM2 9EW
26/07/2019	£365,000	Semi-detached		10	ALDER DRIVE		CHELMSFORD	CM2 9EY
03/04/2018	£390,000	Semi-detached		17	ALDER DRIVE		CHELMSFORD	CM2 9EZ
18/07/2018	£213,750	Flat		10	GRANGE COURT		CHELMSFORD	CM2 9FA
01/05/2019	£255,000	Detached		2	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
09/11/2018	£252,500	Flat		3	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
02/10/2019	£225,000	Flat		5	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
14/02/2019	£430,000	Detached		6	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
13/02/2019	£236,250	Flat		9	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
14/06/2019	£345,000	Detached		10	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
08/03/2019	£245,000	Flat		11	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
16/08/2019	£400,000	Detached		12	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
09/05/2018	£195,000	Flat		19	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
03/10/2019	£250,000	Flat		29	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
04/12/2018	£200,000	Flat		31	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
02/07/2019	£240,000	Flat		35	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
20/07/2018	£255,000	Flat		20	TYDEMANS		CHELMSFORD	CM2 9FH
03/08/2018	£246,000	Flat		22	TYDEMANS		CHELMSFORD	CM2 9FH
15/06/2018	£240,000	Flat		26	TYDEMANS		CHELMSFORD	CM2 9FH
04/01/2019	£235,000	Flat		32	TYDEMANS		CHELMSFORD	CM2 9FH
26/07/2018	£350,000	Terraced		8	ASHMEADS		CHELMSFORD	CM2 9FJ
07/09/2018	£360,000	Detached		9	HOPWOOD VIEW		CHELMSFORD	CM2 9FL
28/06/2019	£220,000	Flat		6	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
23/08/2019	£232,000	Flat		8	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
26/06/2019	£409,000	Terraced		17	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
10/07/2019	£227,000	Flat		33	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
07/12/2018	£438,000	Detached		34	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
03/10/2019	£191,000	Flat		36	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
16/09/2019	£237,500	Flat		46	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
07/09/2018	£369,000	Detached		4	PEARL SQUARE		CHELMSFORD	CM2 9FP
08/02/2019	£240,000	Flat		10	PEARL SQUARE		CHELMSFORD	CM2 9FP
12/03/2019	£220,000	Flat		14	PEARL SQUARE		CHELMSFORD	CM2 9FP
27/02/2019	£220,000	Flat		14	PEARL SQUARE		CHELMSFORD	CM2 9FP
05/09/2019	£238,000	Flat		18	PEARL SQUARE		CHELMSFORD	CM2 9FP
04/03/2019	£385,000	Semi-detached		84	WOOD STREET		CHELMSFORD	CM2 9FQ
06/09/2018	£275,000	Flat		6	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
05/10/2018	£250,000	Flat		10	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
15/06/2018	£240,000	Flat		14	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
11/01/2019	£348,750	Terraced		15	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
25/01/2019	£85,500	Flat		61	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
14/12/2018	£93,000	Flat		79	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
20/03/2019	£174,000	Flat		87	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
08/05/2018	£90,000	Flat		91	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
29/08/2019	£235,000	Flat		19	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW
25/06/2019	£400,000	Terraced		21	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW
01/02/2019	£266,000	Flat		26	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW
21/02/2019	£349,000	Terraced		27	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW
29/08/2019	£575,000	Terraced		16	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY
20/06/2019	£115,000	Flat		1	SEARLE CLOSE		CHELMSFORD	CM2 9GB
21/05/2018	£225,000	Flat		16	SEARLE CLOSE		CHELMSFORD	CM2 9GB

18/05/2018	£226,500	Flat			20	SEARLE CLOSE		CHELMSFORD	CM2 9GB
19/07/2018	£190,000	Flat			2	GERARD GARDENS		CHELMSFORD	CM2 9GD
20/04/2018	£235,000	Flat			5	GERARD GARDENS		CHELMSFORD	CM2 9GD
05/06/2018	£273,000	Flat			11	GERARD GARDENS		CHELMSFORD	CM2 9GD
31/08/2018	£116,000	Flat			17	GERARD GARDENS		CHELMSFORD	CM2 9GD
26/07/2019	£212,000	Flat			23	GERARD GARDENS		CHELMSFORD	CM2 9GD
28/02/2019	£330,000	Flat	1	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
26/09/2019	£370,000	Flat	10	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
26/09/2019	£365,000	Flat	16	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£465,000	Flat	18	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
09/08/2019	£475,000	Flat	19	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£481,250	Flat	20	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£475,000	Flat	21	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£482,000	Flat	22	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
26/07/2019	£500,000	Flat	23	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£493,000	Flat	24	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/06/2019	£490,000	Flat	25	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
27/02/2019	£340,000	Flat	26	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£350,000	Flat	28	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
31/10/2019	£197,472	Flat	31	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
31/05/2019	£495,000	Flat	37	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
24/05/2019	£480,000	Flat	4	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
29/03/2019	£355,000	Flat	43	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
09/09/2019	£360,000	Flat	44	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£470,000	Flat	5	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
19/09/2019	£226,579	Flat	50	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
31/05/2019	£495,000	Flat	53	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/06/2019	£485,000	Flat	54	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/06/2019	£370,000	Flat	56	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£476,000	Flat	6	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
31/05/2019	£360,000	Flat	8	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
27/02/2019	£355,000	Flat	9	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE
23/01/2019	£625,000	Detached			131	WATERSON VALE		CHELMSFORD	CM2 9GG
10/10/2018	£675,000	Detached			143	WATERSON VALE		CHELMSFORD	CM2 9GG
31/05/2018	£190,000	Flat			15	HARBERD TYE		CHELMSFORD	CM2 9GH
12/10/2018	£195,000	Flat			6	HARBERD TYE		CHELMSFORD	CM2 9GJ
27/04/2018	£206,000	Flat			44	HARBERD TYE		CHELMSFORD	CM2 9GJ
05/04/2019	£212,000	Flat			58	HARBERD TYE		CHELMSFORD	CM2 9GJ
30/09/2019	£215,000	Flat			62	HARBERD TYE		CHELMSFORD	CM2 9GJ
01/02/2019	£190,000	Flat			70	HARBERD TYE		CHELMSFORD	CM2 9GJ
23/11/2018	£205,000	Flat			82	HARBERD TYE		CHELMSFORD	CM2 9GJ
15/02/2019	£215,000	Flat			110	HARBERD TYE		CHELMSFORD	CM2 9GJ
31/10/2018	£180,000	Flat			116	HARBERD TYE		CHELMSFORD	CM2 9GJ
24/09/2018	£330,000	Semi-detached			2	ROSSETER CLOSE		CHELMSFORD	CM2 9GL
27/09/2018	£455,000	Detached			5	ROSSETER CLOSE		CHELMSFORD	CM2 9GL
27/04/2018	£190,000	Flat			15	ROSSETER CLOSE		CHELMSFORD	CM2 9GL
22/05/2019	£461,000	Detached			22	ROSSETER CLOSE		CHELMSFORD	CM2 9GL
17/06/2019	£375,000	Terraced			4	GOODWIN CLOSE		CHELMSFORD	CM2 9GX
28/06/2019	£370,000	Terraced			47	GOODWIN CLOSE		CHELMSFORD	CM2 9GX
11/01/2019	£365,000	Terraced			49	GOODWIN CLOSE		CHELMSFORD	CM2 9GX
20/12/2018	£500,000	Detached			5	BAWDEN WAY		CHELMSFORD	CM2 9GY
17/12/2018	£385,000	Semi-detached			11	BAWDEN WAY		CHELMSFORD	CM2 9GY
23/08/2019	£334,500	Terraced			13	BAWDEN WAY		CHELMSFORD	CM2 9GY
18/05/2018	£350,000	Semi-detached			19	HEATH DRIVE		CHELMSFORD	CM2 9HB
30/08/2018	£298,000	Terraced			46	HEATH DRIVE		CHELMSFORD	CM2 9HE
06/07/2018	£320,000	Terraced		46A		HEATH DRIVE		CHELMSFORD	CM2 9HE
15/02/2019	£287,500	Terraced			56	HEATH DRIVE		CHELMSFORD	CM2 9HE

31/05/2019	£315,000	Semi-detached		85	HEATH DRIVE	CHELMSFORD	CM2 9HG
11/01/2019	£293,000	Terraced		113	HEATH DRIVE	CHELMSFORD	CM2 9HG
30/11/2018	£360,000	Semi-detached		119	HEATH DRIVE	CHELMSFORD	CM2 9HG
17/10/2019	£343,000	Semi-detached		4	SYLVAN CLOSE	CHELMSFORD	CM2 9HJ
14/10/2019	£335,000	Semi-detached		3	JUNIPER DRIVE	CHELMSFORD	CM2 9HL
29/04/2019	£360,000	Semi-detached		29	JUNIPER DRIVE	CHELMSFORD	CM2 9HL
22/08/2019	£400,000	Semi-detached		28	JUNIPER DRIVE	CHELMSFORD	CM2 9HN
01/02/2019	£400,000	Semi-detached		43	JUNIPER DRIVE	CHELMSFORD	CM2 9HN
18/04/2019	£480,000	Semi-detached		10	MAPLE DRIVE	CHELMSFORD	CM2 9HP
31/05/2019	£330,000	Semi-detached		13	MAPLE DRIVE	CHELMSFORD	CM2 9HP
04/01/2019	£350,000	Terraced	118A		HEATH DRIVE	CHELMSFORD	CM2 9HQ
23/10/2019	£415,000	Semi-detached		30	MAPLE DRIVE	CHELMSFORD	CM2 9HR
19/09/2018	£367,500	Semi-detached		6	PLANE TREE CLOSE	CHELMSFORD	CM2 9HT
04/02/2019	£325,000	Semi-detached		8	PLANE TREE CLOSE	CHELMSFORD	CM2 9HT
22/03/2019	£320,000	Terraced		9	PLANE TREE CLOSE	CHELMSFORD	CM2 9HT
01/02/2019	£310,000	Terraced		7	MAGNOLIA CLOSE	CHELMSFORD	CM2 9HU
21/06/2019	£330,000	Terraced		18	MAGNOLIA CLOSE	CHELMSFORD	CM2 9HU
28/01/2019	£375,000	Semi-detached		35	MAGNOLIA CLOSE	CHELMSFORD	CM2 9HU
23/07/2018	£475,000	Semi-detached		5	ARBUTUS CLOSE	CHELMSFORD	CM2 9HW
23/08/2019	£775,000	Detached		1	APPLE WAY	CHELMSFORD	CM2 9HX
29/10/2019	£380,000	Detached		4	AMCOTES PLACE	CHELMSFORD	CM2 9HZ
03/10/2019	£270,000	Semi-detached		12	AMCOTES PLACE	CHELMSFORD	CM2 9HZ
17/07/2019	£325,000	Semi-detached		14	AMCOTES PLACE	CHELMSFORD	CM2 9HZ
29/04/2019	£210,000	Flat		17	AMCOTES PLACE	CHELMSFORD	CM2 9HZ
26/07/2019	£270,000	Terraced		18	AMCOTES PLACE	CHELMSFORD	CM2 9HZ
18/10/2018	£280,000	Terraced		20	AMCOTES PLACE	CHELMSFORD	CM2 9HZ
30/11/2018	£210,000	Flat		21	AMCOTES PLACE	CHELMSFORD	CM2 9HZ
29/05/2018	£340,000	Detached		11	FORTINBRAS WAY	CHELMSFORD	CM2 9JA
27/04/2018	£360,000	Detached		11	FORTINBRAS WAY	CHELMSFORD	CM2 9JA
14/09/2018	£367,500	Detached		45	FORTINBRAS WAY	CHELMSFORD	CM2 9JA
12/07/2019	£427,000	Detached		99	FORTINBRAS WAY	CHELMSFORD	CM2 9JA
12/07/2018	£330,000	Semi-detached		45	DONALD WAY	CHELMSFORD	CM2 9JE
12/12/2018	£289,995	Terraced		47	DONALD WAY	CHELMSFORD	CM2 9JE
15/08/2019	£325,000	Semi-detached		50	DONALD WAY	CHELMSFORD	CM2 9JE
17/01/2019	£305,000	Terraced		51	DONALD WAY	CHELMSFORD	CM2 9JE
26/06/2019	£380,000	Semi-detached		2	WHITETHORN GARDENS	CHELMSFORD	CM2 9JG
28/05/2019	£425,000	Semi-detached		6	WHITETHORN GARDENS	CHELMSFORD	CM2 9JG
28/03/2019	£325,000	Terraced		56	LINDEN CLOSE	CHELMSFORD	CM2 9JH
22/08/2019	£390,000	Terraced		7	LUCAS AVENUE	CHELMSFORD	CM2 9JJ
15/04/2019	£375,000	Semi-detached		11	LUCAS AVENUE	CHELMSFORD	CM2 9JJ
28/03/2019	£355,000	Semi-detached		25	LUCAS AVENUE	CHELMSFORD	CM2 9JL
20/09/2019	£353,000	Terraced		28	LUCAS AVENUE	CHELMSFORD	CM2 9JL
14/05/2018	£302,500	Terraced		41	LUCAS AVENUE	CHELMSFORD	CM2 9JL
05/10/2018	£305,000	Terraced		42	LUCAS AVENUE	CHELMSFORD	CM2 9JL
04/06/2018	£305,000	Terraced		56	LUCAS AVENUE	CHELMSFORD	CM2 9JN
05/10/2018	£345,000	Semi-detached		116	LUCAS AVENUE	CHELMSFORD	CM2 9JR
10/08/2018	£335,000	Semi-detached		124	LUCAS AVENUE	CHELMSFORD	CM2 9JR
31/01/2019	£325,000	Semi-detached		133	LUCAS AVENUE	CHELMSFORD	CM2 9JR
26/07/2018	£277,500	Semi-detached		135	LUCAS AVENUE	CHELMSFORD	CM2 9JR
17/12/2018	£290,000	Terraced		9	ASH GROVE	CHELMSFORD	CM2 9JS
11/07/2018	£280,000	Semi-detached		12	ASH GROVE	CHELMSFORD	CM2 9JS
16/04/2018	£260,000	Terraced		19	ASH GROVE	CHELMSFORD	CM2 9JT
07/09/2018	£290,000	Terraced		37	ASH GROVE	CHELMSFORD	CM2 9JT
09/04/2018	£265,000	Semi-detached		25	HOLLY WAY	CHELMSFORD	CM2 9JU
30/09/2019	£647,000	Detached		124	LONGSTOMPS AVENUE	CHELMSFORD	CM2 9LB
15/08/2018	£580,000	Semi-detached		10	GLOUCESTER AVENUE	CHELMSFORD	CM2 9LD
13/12/2018	£345,000	Semi-detached		32	GLOUCESTER AVENUE	CHELMSFORD	CM2 9LE

29/03/2019	£377,600	Semi-detached		84	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LF
31/01/2019	£388,000	Semi-detached		84	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LF
14/09/2018	£295,000	Terraced		198	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LG
31/08/2018	£320,000	Terraced		214	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LG
27/04/2018	£290,000	Semi-detached		250	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH
07/09/2018	£325,000	Terraced		272	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH
31/08/2018	£310,000	Terraced		274	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH
28/03/2019	£365,000	Terraced		300	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH
04/05/2018	£350,000	Terraced		304	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ
01/02/2019	£470,000	Semi-detached		5	GORDON ROAD		CHELMSFORD	CM2 9LL
16/08/2019	£753,000	Detached		19	GORDON ROAD		CHELMSFORD	CM2 9LL
11/01/2019	£220,000	Flat		38	BURGHLEY WAY		CHELMSFORD	CM2 9LQ
02/08/2019	£230,000	Flat		44	BURGHLEY WAY		CHELMSFORD	CM2 9LQ
11/01/2019	£360,000	Semi-detached		88	BURGHLEY WAY		CHELMSFORD	CM2 9LQ
30/04/2018	£212,500	Flat		122	BURGHLEY WAY		CHELMSFORD	CM2 9LQ
24/09/2018	£235,000	Flat		124	BURGHLEY WAY		CHELMSFORD	CM2 9LQ
09/08/2018	£517,000	Detached		4	LISTER TYE		CHELMSFORD	CM2 9LS
14/06/2019	£295,000	Terraced		45	LISTER TYE		CHELMSFORD	CM2 9LS
22/03/2019	£290,000	Terraced		45	LISTER TYE		CHELMSFORD	CM2 9LS
24/05/2018	£323,500	Terraced		24	CYPRESS DRIVE		CHELMSFORD	CM2 9LU
03/06/2019	£358,000	Semi-detached		16	LARCH GROVE		CHELMSFORD	CM2 9LX
18/10/2019	£318,000	Terraced		26	SYCAMORE WAY		CHELMSFORD	CM2 9NA
10/08/2018	£250,000	Terraced		16	POPLAR CLOSE		CHELMSFORD	CM2 9NB
30/08/2019	£360,000	Terraced		6	ORANGE TREE CLOSE		CHELMSFORD	CM2 9NE
03/01/2019	£380,000	Semi-detached		14	ORANGE TREE CLOSE		CHELMSFORD	CM2 9NE
08/03/2019	£246,500	Terraced		3	LIME WALK		CHELMSFORD	CM2 9NF
27/09/2019	£260,000	Terraced		7	LIME WALK		CHELMSFORD	CM2 9NF
19/06/2019	£300,000	Terraced		8	LIME WALK		CHELMSFORD	CM2 9NF
08/02/2019	£375,000	Semi-detached		65	LIME WALK		CHELMSFORD	CM2 9NH
25/07/2018	£315,000	Detached		93	LIME WALK		CHELMSFORD	CM2 9NJ
07/09/2018	£300,000	Terraced		104	LIME WALK		CHELMSFORD	CM2 9NJ
15/04/2019	£317,500	Terraced		108	LIME WALK		CHELMSFORD	CM2 9NJ
23/08/2019	£442,000	Semi-detached		109	LIME WALK		CHELMSFORD	CM2 9NJ
19/03/2019	£335,000	Terraced		5	PALM CLOSE		CHELMSFORD	CM2 9NL
27/09/2019	£288,500	Terraced		57	LIME WALK		CHELMSFORD	CM2 9NQ
26/10/2018	£325,000	Semi-detached		59	LIME WALK		CHELMSFORD	CM2 9NQ
28/08/2018	£290,000	Terraced		66	LIME WALK		CHELMSFORD	CM2 9NQ
27/04/2018	£255,000	Terraced		9	LABURNUM DRIVE		CHELMSFORD	CM2 9NR
24/05/2018	£270,000	Terraced		19	LABURNUM DRIVE		CHELMSFORD	CM2 9NR
10/06/2019	£295,000	Terraced		25	LABURNUM DRIVE		CHELMSFORD	CM2 9NR
15/06/2018	£255,000	Terraced		7	LILAC CLOSE		CHELMSFORD	CM2 9NY
07/09/2018	£512,000	Detached		26	GUNSON GATE		CHELMSFORD	CM2 9NZ
03/10/2019	£400,000	Detached		26	FORTINBRAS WAY		CHELMSFORD	CM2 9PA
19/07/2019	£370,000	Detached		68	FORTINBRAS WAY		CHELMSFORD	CM2 9PA
17/06/2019	£560,000	Detached		19	WATERSON VALE		CHELMSFORD	CM2 9PB
28/02/2019	£895,000	Semi-detached	MOULSHAM LODGE, 34		WATERSON VALE		CHELMSFORD	CM2 9PB
30/08/2019	£920,000	Detached	34A		WATERSON VALE		CHELMSFORD	CM2 9PB
15/01/2019	£470,000	Detached		58	WATERSON VALE		CHELMSFORD	CM2 9PB
14/02/2019	£435,000	Terraced		31	ST JOHNS ROAD		CHELMSFORD	CM2 9PD
16/11/2018	£332,000	Terraced		38	ST JOHNS ROAD		CHELMSFORD	CM2 9PE
04/03/2019	£307,000	Semi-detached		2	MEWS COURT		CHELMSFORD	CM2 9PF
01/11/2018	£450,000	Semi-detached		4	MEWS COURT		CHELMSFORD	CM2 9PF
12/07/2019	£465,000	Terraced		9	MEWS COURT		CHELMSFORD	CM2 9PF
20/06/2018	£353,000	Semi-detached		15	MEWS COURT		CHELMSFORD	CM2 9PF
14/06/2019	£330,000	Terraced		22	MEWS COURT		CHELMSFORD	CM2 9PF
03/09/2018	£355,000	Semi-detached		28	MEWS COURT		CHELMSFORD	CM2 9PF
28/08/2019	£350,000	Terraced		31	MEWS COURT		CHELMSFORD	CM2 9PF

07/12/2018	£340,000	Semi-detached		33	MEWS COURT		CHELMSFORD	CM2 9PF
20/04/2018	£410,000	Terraced		12	NURSERY ROAD		CHELMSFORD	CM2 9PJ
14/09/2018	£340,000	Terraced		45	NURSERY ROAD		CHELMSFORD	CM2 9PJ
30/05/2019	£375,000	Terraced		48	NURSERY ROAD		CHELMSFORD	CM2 9PJ
03/05/2019	£340,000	Terraced		32	NURSERY ROAD		CHELMSFORD	CM2 9PL
19/12/2018	£385,000	Terraced		38	NURSERY ROAD		CHELMSFORD	CM2 9PL
30/05/2019	£585,000	Semi-detached		5	BRAEMAR AVENUE		CHELMSFORD	CM2 9PN
22/05/2019	£467,500	Semi-detached		21	OAKLANDS CRESCENT		CHELMSFORD	CM2 9PP
28/02/2019	£485,000	Semi-detached		4	OAKLANDS CRESCENT		CHELMSFORD	CM2 9PR
24/08/2018	£540,000	Semi-detached		31	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS
29/06/2018	£290,000	Flat		14	BRAEMAR AVENUE		CHELMSFORD	CM2 9PW
15/08/2019	£600,000	Detached		42	MOULSHAM DRIVE		CHELMSFORD	CM2 9PX
16/08/2018	£590,000	Semi-detached		44	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY
12/04/2019	£400,000	Semi-detached		105	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY
14/02/2019	£520,000	Semi-detached		114	MOULSHAM DRIVE		CHELMSFORD	CM2 9PZ
19/07/2018	£527,000	Detached		128	MOULSHAM DRIVE		CHELMSFORD	CM2 9PZ
21/03/2019	£410,000	Semi-detached		136	MOULSHAM DRIVE		CHELMSFORD	CM2 9QA
30/08/2019	£210,000	Flat	9A		VAN DIEMANS ROAD		CHELMSFORD	CM2 9QG
10/05/2019	£207,500	Flat	11A		VAN DIEMANS ROAD		CHELMSFORD	CM2 9QG
13/07/2018	£240,000	Semi-detached		13	VAN DIEMANS ROAD		CHELMSFORD	CM2 9QG
19/07/2019	£375,000	Detached		21	VAN DIEMANS ROAD		CHELMSFORD	CM2 9QG
16/08/2018	£435,000	Detached	10A		LANGDALE GARDENS		CHELMSFORD	CM2 9QH
07/06/2019	£300,000	Semi-detached		13	LANGDALE GARDENS		CHELMSFORD	CM2 9QH
16/04/2018	£265,000	Semi-detached		13	LANGDALE GARDENS		CHELMSFORD	CM2 9QH
29/04/2019	£365,000	Semi-detached		22	LANGDALE GARDENS		CHELMSFORD	CM2 9QH
29/04/2019	£365,000	Semi-detached		22	LANGDALE GARDENS		CHELMSFORD	CM2 9QH
03/05/2019	£310,000	Semi-detached		5	VAN DIEMANS LANE		CHELMSFORD	CM2 9QJ
06/07/2018	£305,000	Terraced		6	VAN DIEMANS LANE		CHELMSFORD	CM2 9QJ
09/07/2019	£320,000	Detached		27	WALLACE CRESCENT		CHELMSFORD	CM2 9QL
21/06/2019	£357,500	Detached		50	WALLACE CRESCENT		CHELMSFORD	CM2 9QN
30/11/2018	£370,000	Detached		52	WALLACE CRESCENT		CHELMSFORD	CM2 9QN
25/10/2019	£360,000	Semi-detached		61	WALLACE CRESCENT		CHELMSFORD	CM2 9QN
29/10/2018	£580,000	Detached		63	WALLACE CRESCENT		CHELMSFORD	CM2 9QN
21/06/2019	£250,000	Detached		222	BADDOW ROAD		CHELMSFORD	CM2 9QR
10/09/2019	£276,000	Terraced		224	BADDOW ROAD		CHELMSFORD	CM2 9QR
14/09/2018	£360,000	Terraced		242	BADDOW ROAD		CHELMSFORD	CM2 9QR
26/10/2018	£275,000	Terraced		142	BADDOW ROAD		CHELMSFORD	CM2 9QW
13/09/2019	£250,000	Terraced		146	BADDOW ROAD		CHELMSFORD	CM2 9QW
06/12/2018	£285,000	Terraced		166	BADDOW ROAD		CHELMSFORD	CM2 9QW
13/07/2018	£265,000	Terraced		268	BADDOW ROAD		CHELMSFORD	CM2 9QX
20/03/2019	£298,000	Terraced		282	BADDOW ROAD		CHELMSFORD	CM2 9QX
23/10/2018	£355,000	Terraced		288	BADDOW ROAD		CHELMSFORD	CM2 9QX
16/08/2018	£350,000	Terraced		318	BADDOW ROAD		CHELMSFORD	CM2 9QX
03/04/2018	£328,000	Terraced		336	BADDOW ROAD		CHELMSFORD	CM2 9QZ
20/12/2018	£300,000	Terraced		340	BADDOW ROAD		CHELMSFORD	CM2 9QZ
20/07/2018	£210,000	Semi-detached		352	BADDOW ROAD		CHELMSFORD	CM2 9RA
16/07/2018	£148,000	Flat		362	BADDOW ROAD		CHELMSFORD	CM2 9RA
18/06/2018	£142,500	Flat		368	BADDOW ROAD		CHELMSFORD	CM2 9RA
15/11/2018	£522,500	Detached		378	BADDOW ROAD		CHELMSFORD	CM2 9RA
18/04/2018	£600,000	Detached	378B		BADDOW ROAD		CHELMSFORD	CM2 9RA
12/10/2018	£740,000	Detached	380B		BADDOW ROAD		CHELMSFORD	CM2 9RA
18/07/2019	£767,000	Semi-detached		394	BADDOW ROAD		CHELMSFORD	CM2 9RA
07/08/2018	£840,000	Detached		17	CHELMERTON AVENUE		CHELMSFORD	CM2 9RE
28/03/2019	£525,000	Detached		22	CHELMERTON AVENUE		CHELMSFORD	CM2 9RE
16/08/2018	£595,000	Semi-detached		21	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF
25/01/2019	£380,000	Semi-detached		22	CANFORD CLOSE		CHELMSFORD	CM2 9RG
27/04/2018	£427,500	Semi-detached		26	CANFORD CLOSE		CHELMSFORD	CM2 9RG

04/07/2018	£407,500	Semi-detached			30	CANFORD CLOSE		CHELMSFORD	CM2 9RG
04/04/2019	£435,000	Detached			1	REGAL CLOSE		CHELMSFORD	CM2 9RJ
05/06/2019	£275,000	Detached			60	BEEHIVE LANE		CHELMSFORD	CM2 9RP
04/10/2019	£225,000	Flat	FLAT 12	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
14/10/2019	£190,000	Flat	FLAT 17	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
21/11/2018	£190,000	Flat	FLAT 17	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
11/10/2019	£185,000	Flat	FLAT 19	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
07/08/2018	£185,000	Flat	FLAT 20	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
14/05/2019	£175,000	Flat	FLAT 39	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
26/09/2019	£225,000	Flat	FLAT 5	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
25/10/2019	£340,000	Terraced			3	THE RIDINGS		CHELMSFORD	CM2 9RR
11/01/2019	£325,000	Terraced			26	DUFFIELD ROAD		CHELMSFORD	CM2 9RS
22/01/2019	£284,000	Terraced			55	DUFFIELD ROAD		CHELMSFORD	CM2 9RS
24/09/2019	£365,000	Semi-detached			12	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT
22/10/2019	£340,000	Terraced			29	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT
28/08/2019	£357,500	Semi-detached			9	DUFFIELD ROAD		CHELMSFORD	CM2 9RY
27/09/2019	£310,000	Semi-detached			12	DUFFIELD ROAD		CHELMSFORD	CM2 9RY
09/04/2018	£280,000	Semi-detached			15	DUFFIELD ROAD		CHELMSFORD	CM2 9RY
25/07/2018	£285,000	Semi-detached			2	SAWKINS CLOSE		CHELMSFORD	CM2 9SA
19/11/2018	£342,000	Semi-detached			23	SAWKINS AVENUE		CHELMSFORD	CM2 9SB
30/11/2018	£279,000	Semi-detached			41	SAWKINS AVENUE		CHELMSFORD	CM2 9SB
22/10/2018	£295,000	Semi-detached			30	SAWKINS GARDENS		CHELMSFORD	CM2 9SD
03/08/2018	£225,000	Terraced			50	SAWKINS AVENUE		CHELMSFORD	CM2 9SE
24/05/2019	£430,000	Detached			155	BEEHIVE LANE		CHELMSFORD	CM2 9SG
30/08/2019	£515,000	Detached			167	BEEHIVE LANE		CHELMSFORD	CM2 9SG
24/05/2019	£490,000	Detached			167	BEEHIVE LANE		CHELMSFORD	CM2 9SG
09/04/2018	£365,000	Semi-detached			169	BEEHIVE LANE		CHELMSFORD	CM2 9SG
09/11/2018	£600,000	Semi-detached			211	BEEHIVE LANE		CHELMSFORD	CM2 9SH
21/06/2019	£460,000	Semi-detached			192	BEEHIVE LANE		CHELMSFORD	CM2 9SJ
28/02/2019	£445,000	Semi-detached			192	BEEHIVE LANE		CHELMSFORD	CM2 9SJ
31/05/2019	£360,000	Semi-detached			2	ORCHARD CLOSE		CHELMSFORD	CM2 9SL
22/06/2018	£523,000	Detached			8	ORCHARD CLOSE		CHELMSFORD	CM2 9SL
17/12/2018	£500,000	Detached			10	ORCHARD CLOSE		CHELMSFORD	CM2 9SL
09/11/2018	£425,000	Semi-detached			19	ORCHARD CLOSE		CHELMSFORD	CM2 9SL
24/04/2019	£660,000	Detached			3	HONEYPOTS		CHELMSFORD	CM2 9ST
30/11/2018	£294,000	Terraced			3	BEEHIVE LANE		CHELMSFORD	CM2 9SU
15/02/2019	£264,000	Terraced			5	BEEHIVE LANE		CHELMSFORD	CM2 9SU
08/08/2019	£275,000	Terraced			9	BEEHIVE LANE		CHELMSFORD	CM2 9SU
21/06/2019	£260,000	Terraced			6	BEEHIVE LANE		CHELMSFORD	CM2 9SX
13/09/2019	£328,000	Terraced			97	BEEHIVE LANE		CHELMSFORD	CM2 9TJ
01/11/2018	£370,000	Semi-detached			11	WINCHELSEA DRIVE		CHELMSFORD	CM2 9TL
14/08/2018	£350,000	Semi-detached			1	LOFTIN WAY		CHELMSFORD	CM2 9TN
28/08/2019	£305,000	Semi-detached			10	LOFTIN WAY		CHELMSFORD	CM2 9TN
03/08/2018	£310,000	Semi-detached			15	LOFTIN WAY		CHELMSFORD	CM2 9TN
16/08/2018	£445,000	Detached		22A		BEEHIVE LANE		CHELMSFORD	CM2 9TQ
21/06/2018	£322,500	Semi-detached			10	BELGRAVE CLOSE		CHELMSFORD	CM2 9TS
23/07/2018	£307,000	Semi-detached			2	GROSVENOR CLOSE	GREAT BADDOW	CHELMSFORD	CM2 9TT
21/06/2019	£330,000	Semi-detached			1	CHILTON CLOSE		CHELMSFORD	CM2 9TU
25/04/2019	£138,500	Terraced		17A		AVENUE ROAD		CHELMSFORD	CM2 9TY
31/10/2019	£360,000	Semi-detached			38	AVENUE ROAD		CHELMSFORD	CM2 9TY
01/03/2019	£320,000	Semi-detached			40	AVENUE ROAD		CHELMSFORD	CM2 9TY
24/08/2018	£465,000	Semi-detached			14	DORSET AVENUE		CHELMSFORD	CM2 9TZ
07/03/2019	£600,000	Semi-detached			17	DORSET AVENUE		CHELMSFORD	CM2 9TZ
03/08/2018	£450,000	Semi-detached			31	DORSET AVENUE		CHELMSFORD	CM2 9TZ
30/09/2019	£450,000	Detached		35A		DORSET AVENUE		CHELMSFORD	CM2 9UA
18/04/2018	£270,000	Terraced			124	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE
02/11/2018	£160,000	Flat			146	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE



04/05/2018	£169,000	Flat		168	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE
16/04/2018	£275,000	Terraced		27	REDMAYNE DRIVE		CHELMSFORD	CM2 9XF
03/12/2018	£488,000	Detached		1	PEARCE MANOR		CHELMSFORD	CM2 9XH
04/05/2018	£159,000	Flat		20	PEARCE MANOR		CHELMSFORD	CM2 9XH
31/10/2019	£165,000	Flat		57	PEARCE MANOR		CHELMSFORD	CM2 9XH
09/08/2018	£143,000	Flat		62	PEARCE MANOR		CHELMSFORD	CM2 9XH
18/03/2019	£370,000	Semi-detached		1	CUTMORE PLACE		CHELMSFORD	CM2 9XJ
10/05/2018	£298,500	Semi-detached		2	CUTMORE PLACE		CHELMSFORD	CM2 9XJ
27/04/2018	£167,500	Flat		13	MEAD PATH		CHELMSFORD	CM2 9XL
13/09/2018	£405,000	Detached		6	DOUGLAS WALK		CHELMSFORD	CM2 9XQ
09/01/2019	£450,000	Semi-detached			CHELMERSFORD ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1AF
09/08/2019	£315,000	Semi-detached	1		ROSE COTTAGES	GREAT WALTHAM	CHELMSFORD	CM3 1AG
31/05/2019	£345,000	Terraced		27	HATCHFIELDS	GREAT WALTHAM	CHELMSFORD	CM3 1AJ
13/08/2018	£250,000	Terraced		41	HATCHFIELDS	GREAT WALTHAM	CHELMSFORD	CM3 1AJ
12/12/2018	£305,000	Terraced		5	BAKERS MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AL
11/01/2019	£275,000	Terraced		8	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN
11/01/2019	£300,000	Terraced		8	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN
09/05/2018	£350,000	Semi-detached		22	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN
08/02/2019	£530,000	Detached			GALLIFREY	THE VILLAGE	CHELMSFORD	CM3 1AS
27/03/2019	£550,000	Detached			CAMELLO	MAIN ROAD	CHELMSFORD	CM3 1BG
09/05/2019	£440,000	Detached			PEMBROKE	MAIN ROAD	CHELMSFORD	CM3 1BG
25/05/2018	£530,000	Detached			WELL HOUSE FARM	LITTLEY GREEN ROAD	GREAT WALTHAM	CM3 1BT
10/09/2018	£345,000	Terraced		7	WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA
03/05/2019	£320,000	Terraced		14	WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA
09/01/2019	£352,500	Detached		1	DICKEYMOORS	GREAT WALTHAM	CHELMSFORD	CM3 1DD
01/04/2019	£390,000	Terraced			CHURCH VIEW COTTAGE	THE VILLAGE	CHELMSFORD	CM3 1DE
14/11/2018	£1,242,500	Detached			WHITE HOUSE	SOUTH STREET	GREAT WALTHAM	CM3 1DF
20/04/2018	£325,000	Semi-detached		13	CHERRY GARDEN ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1DH
21/05/2019	£329,950	Terraced		32	CHERRY GARDEN ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1DJ
17/04/2019	£567,500	Semi-detached		15	SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DP
08/04/2019	£750,000	Detached			CHESTNUT HOUSE	BROADS GREEN	GREAT WALTHAM	CM3 1DX
01/03/2019	£440,000	Semi-detached	12		WALNUT TREE COTTAGES	BROADS GREEN	GREAT WALTHAM	CM3 1DX
01/02/2019	£290,000	Terraced	2		WALNUT TREE COTTAGES	BROADS GREEN	GREAT WALTHAM	CM3 1DX
01/06/2018	£310,000	Semi-detached		16	MASHBURY ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1EN
23/01/2019	£405,000	Semi-detached			ELDER TREE COTTAGE	BARRACK LANE	GREAT WALTHAM	CM3 1EP
25/06/2018	£475,000	Detached		5	GREENGATES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FA
26/04/2018	£451,000	Detached		6	GREENGATES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FA
01/06/2018	£158,000	Flat	11		LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CM3 1GT
15/08/2019	£200,000	Flat	14		LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CM3 1GT
04/05/2018	£192,500	Flat	5		LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CM3 1GT
24/05/2019	£290,000	Semi-detached		16	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX
11/01/2019	£328,000	Terraced		35	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX
03/12/2018	£322,500	Terraced		39	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX
03/10/2018	£300,000	Terraced		49	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX
28/02/2019	£345,000	Terraced		14	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
13/04/2018	£345,000	Terraced		29	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
27/07/2018	£270,000	Terraced		43	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
12/07/2019	£302,500	Terraced		49	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
12/06/2019	£340,000	Terraced		50	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
15/08/2019	£310,000	Terraced		52	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
06/07/2018	£605,000	Semi-detached			LITTLE ORCHARD	BACK LANE	PLESHEY	CM3 1HJ
29/06/2018	£325,000	Detached		16	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JL
03/08/2018	£505,000	Detached		36	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JL
22/08/2018	£444,500	Detached		38	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JL
13/08/2018	£428,000	Detached		2	CASTLEFIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1JW
20/08/2018	£375,000	Detached		4	CASTLEFIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1JW
18/04/2018	£433,000	Semi-detached			THE GABLES	BACK LANE	FORD END	CM3 1LG

05/04/2018	£440,000	Semi-detached		SEYMOURS		CHURCH LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1NA
31/10/2018	£440,000	Semi-detached			55	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1ND
20/09/2019	£290,000	Semi-detached			18	BOREHAM ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NF
13/11/2018	£587,500	Detached		LYNWOOD		SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL
23/11/2018	£510,000	Detached		THE SCHOOL HOUSE		SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL
09/01/2019	£480,000	Detached			14	SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL
08/07/2019	£800,000	Detached		110A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN
30/04/2018	£790,000	Detached		112A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN
25/10/2019	£405,000	Detached			117	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN
14/09/2018	£475,000	Semi-detached			118	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN
24/10/2019	£330,000	Semi-detached		129A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN
03/01/2019	£450,000	Detached			147	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP
30/11/2018	£317,000	Terraced			15	CHATLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NU
22/06/2018	£263,000	Terraced			2	RICH CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NX
10/10/2019	£267,000	Terraced			7	RICH CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NX
30/05/2018	£273,000	Semi-detached			3	BOHUN CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NY
17/06/2019	£290,000	Terraced			5	BOHUN CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NY
10/04/2019	£335,000	Terraced			8	BOHUN CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NY
21/11/2018	£290,000	Terraced			13	BOLINGBROKE CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NZ
24/05/2019	£262,500	Terraced			18	BOLINGBROKE CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NZ
09/05/2019	£700,000	Detached		BREAMS HALL		SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1PD
23/08/2018	£562,500	Detached			11	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY
29/06/2018	£530,000	Detached			14	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY
28/02/2019	£575,000	Detached			17	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY
26/07/2019	£1,160,000	Detached		ORCHARD VIEW		HORNELLS CORNER	LITTLE LEIGHS	CHELMSFORD	CM3 1QW
28/10/2019	£365,000	Semi-detached			12	ARAGON ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RP
25/07/2018	£407,000	Detached			19	ARAGON ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RP
30/11/2018	£432,000	Detached			5	FORTUNE CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RR
15/04/2019	£425,000	Detached			8	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS
14/09/2018	£590,000	Detached		19A		AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS
18/04/2019	£440,000	Detached			25	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS
31/05/2019	£100,000	Flat			2	BEADLE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1RT
15/06/2018	£235,000	Semi-detached			7	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
02/05/2019	£265,000	Terraced			8	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
22/05/2019	£260,000	Terraced			22	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
16/08/2018	£260,000	Terraced			22	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
27/06/2019	£250,000	Semi-detached			29	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
28/02/2019	£250,000	Semi-detached			44	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
20/04/2018	£405,000	Semi-detached			17	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG
02/05/2018	£300,000	Semi-detached			19	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG
24/08/2018	£190,000	Flat			85	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG
17/09/2018	£130,000	Flat			103	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG
10/10/2019	£194,000	Flat			125	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG
08/06/2018	£310,000	Terraced			10	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH
31/10/2018	£355,000	Terraced			16	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH
16/01/2019	£163,000	Flat			98	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH
09/11/2018	£425,000	Semi-detached		AUTUMN COTTAGE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3AD
11/10/2018	£410,000	Semi-detached		SPRING COTTAGE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3AD
13/09/2018	£410,000	Semi-detached		SUMMER COTTAGE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3AD
14/09/2018	£430,000	Semi-detached		WINTER COTTAGE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3AD
27/03/2019	£145,000	Flat			12	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE
27/09/2019	£185,000	Flat			20	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE
21/08/2019	£170,000	Flat			24	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE
28/06/2019	£160,000	Flat			36	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE
17/06/2019	£200,000	Semi-detached	2	CHANNY COTTAGES		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AR
06/12/2018	£330,000	Detached		GOWER		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AX
12/06/2018	£518,450	Detached			29	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3BN

18/12/2018	£190,000	Flat			43	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3BN
02/09/2019	£195,000	Flat			47	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3BN
01/11/2018	£290,000	Terraced			42	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS
29/04/2019	£335,000	Semi-detached			18	HULTON CLOSE	BOREHAM	CHELMSFORD	CM3 3BU
13/06/2019	£295,000	Semi-detached			27	SEABROOK GARDENS	BOREHAM	CHELMSFORD	CM3 3BX
23/07/2018	£303,000	Terraced			68	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3BY
01/06/2018	£350,000	Semi-detached			4	CLAYPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ
14/09/2018	£333,000	Semi-detached			6	CLAYPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ
30/04/2019	£345,000	Semi-detached			7	FITZWALTER ROAD	BOREHAM	CHELMSFORD	CM3 3DA
26/07/2018	£335,000	Semi-detached			14	FITZWALTER ROAD	BOREHAM	CHELMSFORD	CM3 3DA
11/10/2018	£385,000	Semi-detached			26	FITZWALTER ROAD	BOREHAM	CHELMSFORD	CM3 3DA
22/10/2018	£367,500	Semi-detached			6	FALKLAND CLOSE	BOREHAM	CHELMSFORD	CM3 3DD
20/03/2019	£430,000	Semi-detached			7	FALKLAND CLOSE	BOREHAM	CHELMSFORD	CM3 3DD
03/05/2018	£300,000	Semi-detached			14	FALKLAND CLOSE	BOREHAM	CHELMSFORD	CM3 3DD
07/12/2018	£295,000	Semi-detached			62	THE CHASE	BOREHAM	CHELMSFORD	CM3 3DE
01/06/2018	£310,000	Semi-detached			64	THE CHASE	BOREHAM	CHELMSFORD	CM3 3DE
06/09/2018	£287,500	Semi-detached			69	THE CHASE	BOREHAM	CHELMSFORD	CM3 3DF
05/10/2018	£376,000	Semi-detached			12	LODGE CRESCENT	BOREHAM	CHELMSFORD	CM3 3DH
03/05/2019	£310,000	Semi-detached			17	LODGE CRESCENT	BOREHAM	CHELMSFORD	CM3 3DH
29/03/2019	£292,000	Terraced		17A		LODGE CRESCENT	BOREHAM	CHELMSFORD	CM3 3DH
30/08/2019	£438,500	Detached			17	THE WILLOWS	BOREHAM	CHELMSFORD	CM3 3DJ
14/12/2018	£340,000	Detached			43	THE WILLOWS	BOREHAM	CHELMSFORD	CM3 3DJ
12/03/2019	£260,000	Terraced			15	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL
04/04/2019	£340,000	Terraced			49	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL
04/09/2019	£342,000	Terraced			96	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL
11/12/2018	£295,000	Semi-detached			3	THE LARCHES	BOREHAM	CHELMSFORD	CM3 3DP
16/08/2019	£330,000	Semi-detached			4	THE LARCHES	BOREHAM	CHELMSFORD	CM3 3DP
29/08/2019	£460,000	Detached			13	ALLENS CLOSE	BOREHAM	CHELMSFORD	CM3 3DR
07/06/2019	£320,000	Terraced			22	THE CHASE	BOREHAM	CHELMSFORD	CM3 3DY
29/03/2019	£330,000	Semi-detached			80	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3DZ
24/08/2018	£215,000	Semi-detached			24	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF
02/10/2018	£555,000	Semi-detached		JESSAMINE COTTAGE		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EG
01/08/2018	£255,000	Terraced			3	CHURCH GREEN	BOREHAM	CHELMSFORD	CM3 3EH
26/07/2018	£304,000	Semi-detached		EBENEZER COTTAGE		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EP
24/08/2018	£430,000	Terraced			7	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY
28/06/2019	£405,000	Detached			12	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY
03/08/2018	£225,500	Terraced			34	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY
06/07/2018	£268,500	Flat		7	CHURCH COURT	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3FA
17/12/2018	£672,500	Detached			102	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH
27/09/2019	£102,000	Semi-detached			108	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH
09/08/2019	£335,000	Terraced			89	BRASSIE WOOD		CHELMSFORD	CM3 3FP
10/10/2019	£580,000	Detached			10	BRASSIE WOOD		CHELMSFORD	CM3 3FQ
22/11/2018	£585,000	Detached			2	NIBLICK GREEN		CHELMSFORD	CM3 3FS
18/09/2019	£398,000	Detached			12	NIBLICK GREEN		CHELMSFORD	CM3 3FS
31/05/2019	£405,000	Detached			12	NIBLICK GREEN		CHELMSFORD	CM3 3FS
31/01/2019	£360,000	Detached			32	NIBLICK GREEN		CHELMSFORD	CM3 3FS
17/08/2018	£220,000	Flat			19	DUKES WOOD CLOSE	BOREHAM	CHELMSFORD	CM3 3FT
22/06/2018	£437,500	Detached			2	ARMONDE CLOSE	BOREHAM	CHELMSFORD	CM3 3GA
07/12/2018	£420,000	Detached			12	ARMONDE CLOSE	BOREHAM	CHELMSFORD	CM3 3GA
29/11/2018	£295,000	Semi-detached			5	YONGE CLOSE	BOREHAM	CHELMSFORD	CM3 3GY
19/04/2018	£417,000	Detached			11	YONGE CLOSE	BOREHAM	CHELMSFORD	CM3 3GY
05/10/2018	£280,000	Semi-detached			10	ELM WAY	BOREHAM	CHELMSFORD	CM3 3HD
30/04/2019	£500,000	Semi-detached		2	BULLS LODGE FARM COTTAGES	GENERALS LANE	BOREHAM	CHELMSFORD	CM3 3HN
17/09/2018	£915,000	Detached				WALTER HALL	GENERALS LANE	BOREHAM	CM3 3HR
18/07/2019	£1,050,000	Detached	THE BARN			MOUNT MASKALL	GENERALS LANE	BOREHAM	CM3 3HW
05/07/2019	£159,400	Flat			8	TYSSEN MEAD	BOREHAM	CHELMSFORD	CM3 3HX
01/02/2019	£317,000	Detached				ORCHARD HOUSE	MAIN ROAD	BOREHAM	CM3 3JF

10/05/2019	£290,000	Terraced			12	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ
03/08/2018	£275,000	Terraced			23	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ
27/07/2018	£294,000	Semi-detached			47	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ
01/10/2018	£310,000	Semi-detached			42	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL
12/03/2019	£158,500	Flat			48	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN
20/02/2019	£250,000	Terraced			53	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN
11/06/2018	£160,000	Flat			56	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN
14/12/2018	£417,500	Detached			1	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP
15/02/2019	£170,000	Terraced			43	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP
15/03/2019	£179,500	Terraced			65	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP
31/07/2019	£322,500	Semi-detached			1	GWYN CLOSE	BOREHAM	CHELMSFORD	CM3 3JR
28/02/2019	£320,000	Semi-detached			1	GWYN CLOSE	BOREHAM	CHELMSFORD	CM3 3JR
16/11/2018	£267,000	Terraced			22	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW
06/08/2019	£155,000	Terraced			42	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW
26/06/2019	£682,500	Detached		CHATHAM COTTAGE		CHATHAM GREEN	LITTLE WALTHAM	CHELMSFORD	CM3 3LF
09/08/2018	£535,000	Detached		DAFFODIL COTTAGE		BRAINTREE ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3LH
18/09/2019	£335,000	Semi-detached			27	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LN
01/03/2019	£310,000	Terraced			3	RECTORY CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3LT
16/11/2018	£405,000	Detached			13	CHAPEL DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3LW
29/03/2019	£1,230,000	Detached		FIVE ELMS		WHEELERS HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LY
26/07/2018	£1,200,000	Detached		SHUTTLEWORTH HALL		WHEELERS HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LZ
05/09/2019	£1,289,000	Detached		HOBBITS		LEIGHS ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3NA
17/12/2018	£825,000	Detached		HEDGEROW COTTAGE		NOAKES LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3NG
26/04/2018	£725,000	Detached		KEEPERS COTTAGE		DAISLEYS LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3NQ
06/07/2018	£445,000	Detached			2	DAISLEYS LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3NQ
24/08/2018	£260,000	Terraced			35	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS
19/10/2018	£180,000	Terraced			38	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS
18/10/2019	£775,000	Detached			6	WINCKFORD CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3NU
05/04/2019	£175,000	Terraced			105	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NY
11/05/2018	£420,000	Detached			121	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NY
26/07/2019	£495,000	Detached		ARROW HOUSE		CHELMER AVENUE	LITTLE WALTHAM	CHELMSFORD	CM3 3PB
07/03/2019	£470,000	Detached		WINICAS		CHELMER AVENUE	LITTLE WALTHAM	CHELMSFORD	CM3 3PB
26/02/2019	£340,000	Semi-detached			2	MANOR CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3PD
18/04/2019	£340,000	Semi-detached			4	ROMAN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PE
20/04/2018	£900,000	Detached		THORLEYS		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PF
20/07/2018	£640,000	Detached		TUDOR COTTAGE BARN		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PF
13/04/2018	£480,000	Detached		TIMBUCTOO COTTAGE		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PG
12/08/2019	£303,000	Semi-detached		BROADFIELD		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PH
30/04/2018	£1,215,000	Detached		CROXTONS MILL COTTAGE		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PJ
15/02/2019	£1,300,000	Detached		DOMSEY HOUSE		DOMSEY LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3PS
11/06/2019	£750,000	Detached		THE PINES		DOMSEY LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3PS
07/10/2019	£755,000	Detached		THE WILLOWS		DOMSEY LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3PS
10/08/2018	£600,000	Detached			34	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3PY
13/09/2019	£435,000	Semi-detached			37	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3PY
30/08/2018	£260,000	Terraced			11	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA
25/07/2018	£280,000	Terraced			12	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA
15/02/2019	£270,000	Terraced			15	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA
15/05/2018	£527,500	Detached			6	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE
08/02/2019	£487,500	Detached			8	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE
02/08/2019	£535,000	Detached			31	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AF
14/02/2019	£360,000	Detached			52	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AF
02/07/2019	£515,000	Detached			72	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AF
11/07/2018	£465,000	Detached			19	THE HEIGHTS	DANBURY	CHELMSFORD	CM3 4AG
26/07/2019	£665,000	Detached		WOODHILL LODGE		WOODHILL ROAD	DANBURY	CHELMSFORD	CM3 4AL
20/02/2019	£495,000	Semi-detached	1	HULLBROOM COTTAGES		SPOREHAMS LANE	DANBURY	CHELMSFORD	CM3 4AQ
11/01/2019	£670,000	Detached		FIR TREE COTTAGE		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4BS
08/06/2018	£490,000	Detached			23	DAEN INGAS	DANBURY	CHELMSFORD	CM3 4DB

20/07/2018	£550,000	Detached			2	BEAUMONT PARK	DANBURY	CHELMSFORD	CM3 4DE
25/02/2019	£560,000	Detached			21	BEAUMONT PARK	DANBURY	CHELMSFORD	CM3 4DE
07/09/2018	£570,000	Detached			97	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DL
01/08/2018	£610,000	Detached			113	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DL
25/06/2019	£850,000	Detached			135	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DL
11/10/2019	£355,500	Detached			2	COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN
23/07/2019	£950,000	Detached		DURDANS		ELM GREEN LANE	DANBURY	CHELMSFORD	CM3 4DR
13/08/2019	£840,000	Detached		FRIARS		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS
31/05/2019	£750,000	Detached		HAZELEIGH		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS
01/08/2019	£1,175,000	Detached		ROSEDENE		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS
06/04/2018	£1,000,000	Detached		ROCKYLLS		ELM GREEN LANE	DANBURY	CHELMSFORD	CM3 4DW
06/02/2019	£692,500	Detached		THALASSA		SOUTHVIEW ROAD	DANBURY	CHELMSFORD	CM3 4DX
15/05/2019	£320,000	Semi-detached			8	SOUTHVIEW TERRACE	DANBURY	CHELMSFORD	CM3 4DY
28/09/2018	£1,025,000	Semi-detached		LITTLE LANGLEY		FITZWALTER LANE	DANBURY	CHELMSFORD	CM3 4DZ
11/12/2018	£1,775,000	Detached		MOORES BRIDGE		MOORES BRIDGE LANE	DANBURY	CHELMSFORD	CM3 4EF
02/08/2018	£650,000	Detached			20	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH
29/03/2019	£830,000	Detached		32A		PARKDALE	DANBURY	CHELMSFORD	CM3 4EH
23/05/2018	£500,000	Detached			73	PARKDALE	DANBURY	CHELMSFORD	CM3 4EJ
24/09/2018	£1,515,000	Detached		BROOK HOUSE		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4ES
16/08/2018	£545,000	Detached		DEERS HAUNT		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4ES
09/09/2019	£425,000	Semi-detached	14	SUNNYWAY COTTAGES		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4ES
09/09/2019	£380,000	Semi-detached	15	SUNNYWAY COTTAGES		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4ES
04/04/2018	£390,000	Semi-detached			18	AUGUSTINE WAY	BICKNACRE	CHELMSFORD	CM3 4ET
16/08/2018	£435,000	Semi-detached			5	MONKS MEAD	BICKNACRE	CHELMSFORD	CM3 4EU
09/01/2019	£890,000	Detached			4	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4EY
18/02/2019	£610,000	Detached			12	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4EY
14/02/2019	£601,500	Detached			42	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4EY
26/10/2018	£325,000	Flat			2	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA
02/08/2019	£495,000	Terraced			43	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA
16/08/2019	£670,000	Detached		HIGHFIELD		LEIGHAMS ROAD	BICKNACRE	CHELMSFORD	CM3 4HF
22/10/2019	£560,000	Detached	1	LEIGHAMS BUNGALOW		LEIGHAMS ROAD	BICKNACRE	CHELMSFORD	CM3 4HF
23/07/2018	£507,500	Semi-detached	3	WILLOW COTTAGES		LODGE ROAD	BICKNACRE	CHELMSFORD	CM3 4HJ
09/01/2019	£375,000	Semi-detached			2	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP
11/10/2019	£385,000	Detached			13	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP
08/05/2018	£437,500	Detached			17	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP
29/08/2019	£460,000	Detached			37	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP
09/11/2018	£410,000	Detached			49	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP
11/04/2018	£483,000	Semi-detached		CHERRY TREE COTTAGE		LODGE ROAD	BICKNACRE	CHELMSFORD	CM3 4HQ
23/08/2018	£449,950	Detached			24	THRIFT WOOD	BICKNACRE	CHELMSFORD	CM3 4HT
14/02/2019	£430,000	Detached			26	THRIFT WOOD	BICKNACRE	CHELMSFORD	CM3 4HT
03/08/2018	£445,000	Semi-detached			57	THRIFT WOOD	BICKNACRE	CHELMSFORD	CM3 4HT
10/12/2018	£335,000	Terraced			2	HILL VIEW	BICKNACRE	CHELMSFORD	CM3 4HU
23/11/2018	£350,000	Terraced			14	HILL VIEW	BICKNACRE	CHELMSFORD	CM3 4HU
08/06/2018	£1,328,000	Detached		BROOM HALL		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW
05/07/2018	£485,000	Detached		WOODLANDS BUNGALOW		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW
08/02/2019	£750,000	Detached		WOODSIDE COTTAGE		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW
08/08/2018	£400,000	Flat	FLAT 13	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX
23/11/2018	£380,000	Flat	FLAT 3	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX
06/04/2018	£475,000	Semi-detached		EASTLEIGH, 48		MILL LANE	DANBURY	CHELMSFORD	CM3 4HY
04/01/2019	£425,000	Semi-detached			61	MILL LANE	DANBURY	CHELMSFORD	CM3 4HY
04/10/2019	£480,000	Semi-detached			7	PEDLARS PATH	DANBURY	CHELMSFORD	CM3 4HZ
10/10/2019	£250,000	Terraced			4	JUBILEE RISE	DANBURY	CHELMSFORD	CM3 4JA
11/02/2019	£259,500	Terraced			38	JUBILEE RISE	DANBURY	CHELMSFORD	CM3 4JA
24/08/2018	£240,000	Terraced			50	JUBILEE RISE	DANBURY	CHELMSFORD	CM3 4JA
31/10/2018	£270,000	Semi-detached			17	PEDLARS CLOSE	DANBURY	CHELMSFORD	CM3 4JE
28/05/2019	£665,000	Detached		THE ORCHARD		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4JH
27/09/2019	£590,000	Detached		THORNLEY		PLUMPTRE LANE	DANBURY	CHELMSFORD	CM3 4JL

01/08/2019	£1,150,000	Detached		HERONSLEA HOUSE	HORNE ROW	DANBURY	CHELMSFORD	CM3 4JN
07/08/2018	£895,000	Detached		HILARY LODGE	HORNE ROW	DANBURY	CHELMSFORD	CM3 4JN
16/08/2019	£165,000	Flat	FLAT 4	MANOR HOUSE	GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ
05/04/2019	£152,500	Flat	FLAT 8	MANOR HOUSE	GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ
30/08/2019	£517,000	Semi-detached			MILL LANE	DANBURY	CHELMSFORD	CM3 4LB
02/04/2019	£360,000	Semi-detached		47A	MILL LANE	DANBURY	CHELMSFORD	CM3 4LB
23/04/2019	£510,000	Detached			MILL LANE	DANBURY	CHELMSFORD	CM3 4LF
28/02/2019	£500,000	Detached			MILL LANE	DANBURY	CHELMSFORD	CM3 4LF
04/10/2019	£707,000	Detached		ELPHINSTONE	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LJ
05/06/2018	£770,000	Detached		BRIARS	SOUTHWOOD CHASE	DANBURY	CHELMSFORD	CM3 4LL
07/08/2019	£800,000	Detached		SHIMIRAN	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LN
21/05/2018	£420,000	Semi-detached		17A	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS
07/01/2019	£580,000	Detached			PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS
19/12/2018	£566,000	Detached			PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS
11/12/2018	£370,000	Semi-detached			PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS
23/07/2018	£532,000	Detached			PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS
04/06/2018	£391,250	Semi-detached	3	BAKERS COTTAGES	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LW
14/09/2018	£635,000	Detached			BLENHEIM CLOSE	DANBURY	CHELMSFORD	CM3 4NE
04/12/2018	£350,000	Flat		THE HOPPITT, 24	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP
29/03/2019	£245,000	Flat			BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP
01/04/2019	£285,000	Flat			BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP
30/07/2018	£590,000	Detached		BRICKTOP	LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NS
15/01/2019	£400,000	Semi-detached			LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT
30/07/2018	£510,000	Detached			LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT
27/04/2018	£655,000	Detached			RUNSELL LANE	DANBURY	CHELMSFORD	CM3 4NZ
01/08/2019	£735,000	Detached			RUNSELL LANE	DANBURY	CHELMSFORD	CM3 4NZ
08/03/2019	£615,000	Detached		4C	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN
29/08/2019	£510,000	Detached			HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN
19/08/2019	£537,500	Detached			HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN
19/08/2019	£385,000	Semi-detached			HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN
23/05/2019	£522,500	Detached			HOPKIRK CLOSE	DANBURY	CHELMSFORD	CM3 4PP
23/10/2019	£500,000	Detached			THE LEEWAY	DANBURY	CHELMSFORD	CM3 4PS
17/01/2019	£460,000	Detached			THE LEEWAY	DANBURY	CHELMSFORD	CM3 4PS
28/08/2018	£525,000	Detached			SIMMONDS WAY	DANBURY	CHELMSFORD	CM3 4PT
25/09/2018	£387,000	Detached			MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QH
15/02/2019	£601,500	Detached			THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN
23/10/2019	£330,000	Semi-detached			THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN
27/04/2018	£1,225,000	Detached		HYDE HOUSE	CHERRY GARDEN LANE	DANBURY	CHELMSFORD	CM3 4QP
23/11/2018	£500,000	Detached			LANDISDALE	DANBURY	CHELMSFORD	CM3 4QR
25/04/2018	£880,000	Detached			HYDE LANE	DANBURY	CHELMSFORD	CM3 4QS
27/11/2018	£630,000	Detached		ADAM HOUSE	CHERRY GARDEN LANE	DANBURY	CHELMSFORD	CM3 4QY
13/06/2018	£450,000	Detached			BELVEDERE ROAD	DANBURY	CHELMSFORD	CM3 4RB
27/06/2018	£284,995	Semi-detached			BELVEDERE ROAD	DANBURY	CHELMSFORD	CM3 4RB
26/04/2019	£253,000	Semi-detached			BELVEDERE ROAD	DANBURY	CHELMSFORD	CM3 4RD
10/12/2018	£435,000	Detached			WEST BELVEDERE	DANBURY	CHELMSFORD	CM3 4RF
21/05/2018	£295,000	Terraced			WEST BELVEDERE	DANBURY	CHELMSFORD	CM3 4RF
23/10/2019	£270,000	Terraced			RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH
24/10/2018	£260,000	Terraced			RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH
17/06/2019	£237,500	Terraced			RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH
04/06/2018	£450,000	Detached			HOYNORS	DANBURY	CHELMSFORD	CM3 4RL
05/10/2018	£415,000	Detached			HOYNORS	DANBURY	CHELMSFORD	CM3 4RL
29/03/2019	£530,000	Detached			BARLEY MEAD	DANBURY	CHELMSFORD	CM3 4RP
07/09/2018	£495,000	Detached			BARLEY MEAD	DANBURY	CHELMSFORD	CM3 4RP
15/05/2018	£718,000	Detached		AWKWARD SQUARE	THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT
23/05/2019	£785,000	Detached		OAKCROFT	THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT
25/07/2018	£1,060,000	Detached		SEPTEMBER HOUSE	THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT
16/04/2018	£970,000	Detached		SQUIRRELS	SPRING ELMS LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SD

25/06/2019	£560,000	Detached		JUNIPER RUFF	DARCY RISE	LITTLE BADDOW	CHELMSFORD	CM3 4SN
28/06/2018	£1,110,000	Detached		BIRCHROFT	CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP
29/06/2018	£710,000	Detached		GREENTILES	CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP
28/10/2019	£850,000	Detached		WOODHAY	FIR TREE LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SS
04/04/2018	£835,000	Detached		MORETON	PARSONAGE LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SU
02/09/2019	£840,000	Detached		ALDERMANS	COLAM LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SY
11/07/2019	£950,000	Detached		OAKHILL	COLAM LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SZ
01/11/2018	£500,000	Semi-detached	2	COPLAND COTTAGES	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TG
06/09/2019	£390,000	Semi-detached			4 SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL
21/02/2019	£409,000	Semi-detached			25 SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL
21/09/2018	£370,000	Semi-detached			35 SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL
01/02/2019	£495,000	Terraced			24 JARVIS FIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TP
04/01/2019	£685,000	Semi-detached		FLORENCE COTTAGE	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TQ
10/06/2019	£975,000	Detached			7 THE RYEFIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TR
03/01/2019	£450,000	Terraced	2	VICA COTTAGES	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TW
29/08/2019	£1,500,000	Detached			3 LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ
20/08/2018	£575,000	Detached			5 LITTLE FIELDS	DANBURY	CHELMSFORD	CM3 4UR
18/01/2019	£545,000	Detached			9 LITTLE FIELDS	DANBURY	CHELMSFORD	CM3 4UR
21/06/2018	£400,000	Detached			18 THE GROVE	BICKNACRE	CHELMSFORD	CM3 4XB
21/05/2018	£383,000	Detached			28 HILL VIEW	BICKNACRE	CHELMSFORD	CM3 4XD
06/09/2018	£425,000	Semi-detached			65 HILL VIEW	BICKNACRE	CHELMSFORD	CM3 4XD
20/07/2018	£350,000	Detached			23 DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG
03/06/2019	£300,000	Detached			56 DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG
06/04/2018	£371,000	Detached			1 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN
23/04/2019	£332,500	Semi-detached			21 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN
03/10/2019	£320,000	Detached			25 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN
09/11/2018	£308,500	Detached			33 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN
15/03/2019	£290,000	Detached			63 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN
17/12/2018	£325,000	Semi-detached			3 ALDERBURY LEA	BICKNACRE	CHELMSFORD	CM3 4XQ
09/11/2018	£303,000	Detached			8 ALDERBURY LEA	BICKNACRE	CHELMSFORD	CM3 4XQ
13/02/2019	£180,000	Terraced			32 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW
20/05/2019	£860,000	Detached			8 PRIORS FIELD	BICKNACRE	CHELMSFORD	CM3 4XY
28/08/2019	£475,000	Detached			21 REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA
17/07/2018	£204,000	Terraced			8 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB
14/06/2018	£215,000	Terraced			14 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB
18/12/2018	£245,000	Terraced			15 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB
23/05/2018	£195,000	Terraced			20 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB
09/05/2018	£148,000	Terraced			25 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB
10/10/2018	£157,500	Flat			11 NELSON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FH
05/04/2019	£375,000	Detached			9 CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FL
26/07/2019	£331,500	Semi-detached			31 CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FL
19/10/2018	£270,000	Semi-detached			33 CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FL
03/05/2018	£300,000	Semi-detached			37 CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FL
05/08/2019	£210,000	Flat			9 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN
25/05/2018	£210,000	Terraced			22 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN
27/09/2019	£175,000	Flat			28 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN
31/10/2018	£157,000	Flat			30 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN
27/04/2018	£195,000	Terraced			35 BENBOW DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FP
10/04/2018	£261,000	Flat			37 BENBOW DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FP
23/08/2018	£380,000	Detached			7 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
25/10/2018	£92,000	Flat			12 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
31/08/2018	£110,000	Flat			14 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
04/01/2019	£290,000	Semi-detached			27 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
29/10/2019	£245,000	Semi-detached			38 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
28/08/2018	£295,000	Semi-detached			46 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
31/07/2018	£165,000	Terraced			7 MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
05/04/2019	£167,000	Flat			19 MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT

06/09/2019	£155,000	Terraced			26	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
27/07/2018	£165,000	Flat			28	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
17/09/2019	£154,750	Terraced			31	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
25/05/2018	£159,995	Flat			47	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
04/10/2019	£164,500	Terraced			51	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
02/11/2018	£370,000	Detached	3	MELVILLE COTTAGES		MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FU
20/04/2018	£260,000	Terraced			52	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW
07/09/2018	£153,000	Flat			73	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW
01/03/2019	£140,500	Terraced			40	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX
12/07/2019	£262,500	Terraced			58	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX
28/06/2018	£195,000	Terraced			69	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX
19/10/2018	£260,000	Terraced			93	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX
30/05/2019	£390,000	Detached			2	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ
01/11/2018	£410,000	Detached			64	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ
02/09/2019	£322,000	Detached			29	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA
08/02/2019	£335,000	Semi-detached			38	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA
10/07/2019	£355,000	Detached			7	LETTONS CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GB
31/05/2019	£435,500	Detached			50	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GE
08/02/2019	£550,000	Detached			58	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GE
04/09/2018	£380,000	Detached			112	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GF
17/05/2019	£320,000	Detached			162	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GF
17/08/2018	£440,000	Detached			15	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG
18/12/2018	£400,000	Detached			35	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG
14/09/2018	£360,000	Detached			49	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG
11/07/2019	£535,000	Detached			23	THE BIGHT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GJ
09/08/2019	£460,000	Detached			25	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL
24/07/2019	£540,000	Detached			29	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL
17/05/2019	£475,000	Detached			62	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL
01/11/2018	£500,000	Detached			8	HALYARD REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GN
12/07/2019	£720,000	Detached			16	HALYARD REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GN
07/12/2018	£177,500	Flat			38	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ
23/08/2018	£176,000	Flat			46	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ
30/11/2018	£160,000	Flat			104	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ
18/04/2018	£186,000	Flat			108	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ
11/10/2018	£334,000	Detached			6	STARBOARD VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GR
12/07/2019	£515,000	Detached			4	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS
09/11/2018	£437,500	Detached			15	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS
28/06/2018	£425,000	Detached			2	QUARTER GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GT
05/07/2019	£275,000	Terraced			90	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ
27/04/2018	£104,000	Flat			100	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ
21/11/2018	£250,000	Flat			05-Sep	WOODHAM HALT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JB
16/11/2018	£181,000	Flat			6	THE CEDARS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JD
27/04/2018	£190,000	Flat			8	THE CEDARS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JD
12/07/2019	£185,000	Flat			12	THE CEDARS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JD
08/10/2019	£327,500	Semi-detached			3	BAKERS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JF
03/10/2019	£326,000	Semi-detached			6	BAKERS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JF
13/09/2018	£330,000	Semi-detached			10	BAKERS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JF
09/11/2018	£315,000	Detached			59	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JJ
22/03/2019	£450,000	Detached			1	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JN
08/08/2019	£415,000	Detached			29	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP
19/06/2019	£365,000	Detached			2	GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ
27/07/2018	£365,000	Detached	28A			GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ
11/10/2018	£360,000	Detached			35	GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ
14/12/2018	£300,000	Terraced			58	GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ
20/05/2019	£357,000	Detached			47	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JS
29/07/2019	£320,000	Detached			51	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JS
29/04/2019	£375,000	Detached			4	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW



04/10/2018	£260,000	Detached			11	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW
04/05/2018	£340,000	Terraced			12	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW
03/12/2018	£395,000	Semi-detached			1	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY
18/01/2019	£340,000	Detached			19	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY
16/08/2018	£450,000	Detached			32	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY
21/03/2019	£365,000	Detached			23	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ
28/09/2018	£326,450	Detached			25	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ
17/09/2018	£285,750	Detached			25	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ
22/02/2019	£155,000	Terraced			98	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LB
04/10/2018	£305,000	Detached			19	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD
29/10/2018	£510,000	Detached			26	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD
16/04/2019	£565,000	Detached			27	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD
23/08/2018	£530,000	Detached			33	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD
29/05/2019	£520,000	Detached			89	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ
22/05/2018	£495,000	Semi-detached			97	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ
23/08/2019	£383,000	Semi-detached			99	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ
28/01/2019	£488,500	Detached		105A		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ
03/10/2019	£520,000	Detached			148	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LL
30/08/2019	£455,000	Semi-detached			155	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LN
20/09/2019	£355,000	Semi-detached		168A		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LN
21/06/2018	£350,000	Semi-detached			14	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP
13/06/2018	£417,500	Detached			2	ORCHID PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LQ
30/08/2019	£395,000	Semi-detached			5	ORCHID PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LQ
03/08/2018	£600,000	Detached			1	VICTORIA ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LR
14/12/2018	£425,000	Detached			2	VICTORIA ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LR
14/09/2018	£282,500	Terraced			44	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS
30/08/2019	£200,000	Terraced			70	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS
15/07/2019	£245,000	Terraced			80	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS
11/10/2018	£440,000	Detached			2	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT
06/07/2018	£392,000	Detached			4	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT
03/05/2019	£254,000	Terraced			13	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT
19/12/2018	£268,000	Terraced			17	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT
26/07/2019	£217,500	Terraced			44	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT
08/04/2019	£400,000	Detached			15	CONNAUGHT DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LU
24/04/2019	£550,000	Detached			187	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LW
03/12/2018	£490,000	Detached			189	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LW
27/09/2018	£780,000	Detached			191	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LW
20/09/2019	£610,000	Detached		227 - 229		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LW
24/10/2019	£535,000	Detached		246B		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LW
24/10/2019	£405,000	Detached			4	CHAMBERLAINS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LX
30/09/2019	£430,000	Detached			4	CHAMBERLAINS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LX
08/10/2019	£545,000	Detached			18	CHAMBERLAINS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LX
01/05/2018	£278,000	Terraced			15	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY
24/01/2019	£275,000	Terraced			17	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY
10/04/2018	£235,000	Terraced			22	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY
02/07/2018	£172,000	Flat			14	MAYDENE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ND
16/08/2018	£290,000	Terraced			18	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NE
01/10/2018	£290,000	Semi-detached			26	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NE
08/08/2018	£215,000	Flat	FLAT 1	DAIRY COURT, 35		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG
16/05/2019	£225,000	Flat	FLAT 5	DAIRY COURT, 35		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG
29/08/2018	£465,000	Detached			37	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG
18/12/2018	£500,000	Detached			42	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG
15/06/2018	£395,000	Detached			6	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
05/09/2019	£430,000	Semi-detached			24	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
25/09/2019	£475,000	Detached		26A		CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
11/10/2019	£385,000	Detached			37	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
11/06/2018	£400,000	Terraced			38	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ

02/07/2018	£330,000	Semi-detached		48	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
24/04/2018	£315,000	Detached		54	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
22/06/2018	£390,000	Detached		56	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
22/03/2019	£330,000	Detached		58	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
03/05/2018	£416,000	Detached		2	GREEN MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NL
13/04/2018	£355,000	Semi-detached		10	MARKLAY DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NP
15/10/2018	£430,000	Detached	PLAYVIEW		PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NS
26/04/2018	£450,000	Detached		11	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NS
22/02/2019	£340,000	Terraced		30	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NT
27/04/2018	£340,000	Semi-detached		36	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NT
31/05/2019	£348,000	Semi-detached		21	WOOLARDS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NW
28/06/2018	£340,000	Semi-detached		3	WESTWAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NX
22/02/2019	£274,000	Semi-detached		5	WESTWAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NX
17/08/2018	£330,000	Semi-detached		11	WESTWAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NX
11/06/2019	£320,000	Terraced		6	SOUTHERN DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NY
22/05/2019	£310,000	Semi-detached		11	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA
28/01/2019	£355,000	Semi-detached		30	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA
12/12/2018	£445,000	Semi-detached		70	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA
23/08/2018	£350,000	Semi-detached	TALBOT		CIMARRON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PB
25/09/2019	£482,500	Detached		2	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF
11/07/2019	£310,000	Terraced		46	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF
11/05/2018	£310,000	Terraced		50	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF
04/09/2018	£515,000	Detached		2	CHADWICK ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PG
06/08/2018	£490,000	Detached		64	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PH
24/04/2018	£330,000	Semi-detached		5	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ
24/10/2019	£380,000	Terraced		14	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ
08/02/2019	£280,000	Terraced		18	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ
13/08/2018	£353,500	Detached		30	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ
31/05/2019	£298,000	Semi-detached		10	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN
13/06/2018	£370,000	Terraced		15	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN
16/11/2018	£300,000	Terraced		7	CORAL CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PP
17/01/2019	£330,000	Terraced		8	CORAL CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PP
10/08/2018	£305,000	Terraced		12	CORAL CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PP
05/04/2019	£510,000	Detached		4	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ
14/06/2019	£350,000	Semi-detached		24	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ
04/01/2019	£535,000	Detached		46	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ
29/03/2019	£280,000	Terraced		12	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU
13/09/2019	£360,000	Semi-detached		48	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PY
21/06/2018	£495,000	Detached		23	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QB
16/05/2019	£369,000	Semi-detached		31	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QB
26/04/2018	£400,000	Detached		60	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QB
31/08/2018	£415,000	Detached		5	STATION APPROACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QD
20/04/2018	£360,000	Semi-detached		12	STATION APPROACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QD
11/10/2018	£365,000	Semi-detached		16	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QE
22/02/2019	£380,000	Semi-detached		20	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QE
26/07/2018	£375,000	Semi-detached		22	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QE
27/06/2019	£387,500	Semi-detached		24	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QE
18/07/2019	£400,000	Detached		1	FENN CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QG
24/09/2019	£762,500	Detached		4	THE TABRUMS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QJ
26/07/2019	£330,000	Semi-detached	NOOTKA		OLD WICKFORD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QU
23/09/2019	£275,000	Terraced		7	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE
07/12/2018	£365,000	Detached		7	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ
02/10/2018	£335,000	Detached		10	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ
28/09/2018	£194,000	Flat		1	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
04/09/2019	£178,000	Flat		2	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
31/10/2019	£195,000	Flat		8	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
19/06/2019	£160,000	Flat		28	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX

18/06/2018	£207,500	Flat		37	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
26/09/2018	£193,500	Flat		40	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
26/07/2018	£188,000	Terraced		54	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
25/06/2018	£185,000	Flat		66	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
24/04/2018	£187,500	Flat		90	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
11/04/2019	£192,500	Flat		108	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
05/06/2018	£194,000	Flat		114	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
25/07/2019	£445,000	Detached		31	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ
14/01/2019	£370,000	Detached		3	DUNLIN CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SA
31/05/2019	£330,000	Semi-detached		7	DUNLIN CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SA
05/09/2018	£340,000	Detached		14	DUNLIN CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SA
03/08/2018	£310,000	Terraced		36	DUNLIN CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SA
06/08/2018	£270,000	Semi-detached		19	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB
07/12/2018	£310,000	Semi-detached		22	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB
12/09/2019	£320,000	Semi-detached		31	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB
15/06/2018	£340,000	Semi-detached		39	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB
14/12/2018	£320,000	Semi-detached		73	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB
31/05/2019	£335,000	Semi-detached		72	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD
29/03/2019	£300,000	Semi-detached		83	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD
27/07/2018	£283,000	Semi-detached		113	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD
23/09/2019	£330,000	Detached		19	REDSHANK CRESCENT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SF
11/07/2018	£380,000	Detached		31	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG
30/04/2018	£319,000	Semi-detached		65	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG
14/09/2018	£345,000	Semi-detached		87	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG
05/10/2018	£320,000	Semi-detached		59	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ
29/04/2019	£375,000	Detached		64	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ
23/08/2018	£350,000	Detached		66	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ
21/09/2018	£325,000	Detached		9	COXS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SL
28/09/2018	£395,000	Semi-detached		10	COXS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SL
12/12/2018	£322,000	Semi-detached		35	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN
12/06/2019	£340,000	Semi-detached		2	FOULGAR CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SP
03/08/2018	£350,000	Detached		9	FOULGAR CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SP
04/02/2019	£422,000	Semi-detached		18	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SQ
18/04/2019	£277,000	Semi-detached		36	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SQ
28/05/2019	£400,000	Detached		55	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR
22/05/2019	£300,000	Detached		73	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR
18/03/2019	£187,500	Flat		10	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS
05/07/2019	£187,500	Flat		22	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS
05/06/2019	£295,000	Semi-detached		58	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS
03/08/2018	£340,000	Detached		80	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS
11/04/2019	£375,000	Semi-detached		42	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW
09/11/2018	£322,000	Semi-detached		7	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX
04/07/2018	£355,000	Semi-detached		24	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TP
12/07/2019	£327,500	Semi-detached		32	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TP
15/04/2019	£307,000	Detached		36	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TP
11/10/2019	£390,000	Detached		43	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TP
22/07/2019	£310,000	Semi-detached		10	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR
25/01/2019	£280,000	Semi-detached		12	GLENDAL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS
25/07/2019	£325,000	Terraced		27	GLENDAL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS
14/11/2018	£340,000	Semi-detached		44	GLENDAL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS
29/06/2018	£285,000	Semi-detached		50	GLENDAL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS
15/10/2018	£305,000	Terraced		6	BANKSIDE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TT
18/03/2019	£290,000	Semi-detached		10	BANKSIDE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TT
27/02/2019	£370,000	Detached		45	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU
12/09/2018	£300,000	Semi-detached		55	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU
24/04/2018	£295,000	Detached		23	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY
18/06/2018	£385,000	Detached		31	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY

09/11/2018	£420,000	Detached			94	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 STZ
23/10/2018	£312,000	Terraced			109	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 STZ
22/02/2019	£360,000	Detached			22	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SUA
12/07/2019	£335,000	Semi-detached			33	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SUA
25/10/2019	£315,000	Detached			27	BARTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SUB
15/02/2019	£380,000	Detached			16	CORNFIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SUD
23/04/2019	£405,000	Detached			4	MIDDLETON ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWE
10/12/2018	£110,000	Flat	FLAT 3	VINCENT LODGE		BENBOW DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWF
13/09/2018	£100,000	Flat			20	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWG
17/08/2018	£180,000	Flat			50	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWG
16/08/2019	£290,500	Detached			92	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWG
12/04/2018	£270,000	Detached			92	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWG
20/08/2018	£355,000	Detached			120	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWG
01/11/2018	£800,000	Detached			8	CRINGLE LOCK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWJ
17/12/2018	£465,000	Detached			11	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWN
12/08/2019	£265,000	Terraced			31	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWN
28/01/2019	£95,000	Flat			25	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWQ
27/04/2018	£247,000	Terraced			35	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWQ
08/04/2019	£210,000	Terraced			54	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
28/02/2019	£245,000	Detached			74	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
10/12/2018	£247,500	Terraced			110	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
24/01/2019	£172,500	Flat			116	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
09/04/2018	£255,000	Terraced			121	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
07/12/2018	£248,000	Terraced			124	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
24/07/2018	£405,000	Semi-detached			2	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWT
20/04/2018	£435,000	Detached			4	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWT
29/06/2018	£202,500	Terraced			15	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWT
13/08/2018	£225,000	Terraced			20	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWT
04/10/2018	£563,000	Detached			220	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWU
08/06/2018	£380,000	Detached			1	ELRONDS REST	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWW
26/07/2019	£392,500	Detached			4	ELRONDS REST	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWW
06/11/2018	£490,000	Detached			1	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWX
21/05/2018	£368,000	Detached			7	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWX
22/11/2018	£245,000	Terraced			35	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWX
10/05/2019	£266,000	Terraced			39	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWX
11/10/2018	£281,000	Terraced			51	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWX
23/08/2019	£390,000	Detached			12	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWZ
21/06/2019	£425,000	Detached			13	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWZ
25/05/2018	£325,000	Detached			19	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWZ
05/04/2019	£290,000	Terraced			12	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN
04/06/2019	£300,000	Semi-detached			19	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN
30/11/2018	£217,000	Terraced			35	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN
02/10/2018	£210,000	Terraced			37	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN
09/07/2019	£317,500	Detached			39	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN
27/07/2018	£113,995	Flat			16	AKENFIELD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XP
17/10/2019	£102,500	Flat			33	AKENFIELD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XP
17/01/2019	£330,000	Semi-detached			21	HARVEST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XR
23/08/2019	£208,000	Terraced			60	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XS
14/05/2019	£298,500	Terraced			7	COLNE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XW
30/11/2018	£367,500	Semi-detached			4	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX
06/03/2019	£370,000	Detached			34	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX
13/09/2018	£330,000	Semi-detached			36	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX
10/04/2018	£180,000	Terraced			3	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY
26/07/2018	£270,000	Terraced			15	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY
21/10/2019	£255,000	Terraced			8	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ
09/11/2018	£267,000	Terraced			17	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ
22/06/2018	£265,000	Terraced			51	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ

30/04/2018	£265,000	Terraced		55	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ
11/10/2019	£257,500	Semi-detached		63	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ
25/10/2019	£365,000	Semi-detached		7	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB
19/07/2019	£260,000	Semi-detached		43	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB
06/09/2018	£95,500	Flat		58	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YD
11/09/2018	£495,999	Detached		5	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE
12/09/2018	£400,000	Detached		6	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE
05/04/2019	£350,000	Detached		32	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE
06/09/2019	£371,000	Detached		36	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE
14/12/2018	£405,000	Detached		50	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE
30/08/2019	£535,000	Detached		5	TROUBRIDGE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YF
05/07/2018	£422,500	Detached		6	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG
19/10/2018	£447,500	Detached		13	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG
31/05/2018	£395,000	Semi-detached		22	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG
20/06/2019	£420,000	Detached		23	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG
02/11/2018	£276,978	Detached		25	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG
31/05/2019	£271,000	Terraced		97	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH
24/05/2019	£393,000	Detached		103	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH
30/08/2019	£248,000	Terraced		109	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH
29/10/2019	£187,000	Terraced		16	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ
17/05/2019	£369,500	Semi-detached		17	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ
28/06/2019	£425,000	Detached		21	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ
02/08/2019	£487,500	Detached		54	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YL
07/09/2018	£460,000	Detached		54	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YL
13/08/2019	£235,000	Terraced		5	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN
14/06/2018	£286,000	Semi-detached		7	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN
10/04/2019	£330,000	Detached		34	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN
28/08/2019	£427,000	Semi-detached		11	BEATTY RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YQ
10/08/2018	£353,000	Detached		16	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR
10/04/2018	£360,000	Detached		19	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR
10/10/2018	£347,500	Detached		37	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR
05/09/2019	£530,000	Detached		8	CLEVIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YT
19/10/2018	£505,000	Detached		6	WINDWARD WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YU
30/08/2019	£550,000	Detached		20	WINDWARD WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YU
31/05/2019	£451,750	Detached		1	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
12/07/2019	£460,000	Detached		6	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
28/06/2019	£175,000	Terraced		11	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
13/07/2018	£275,000	Terraced		27	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
08/06/2018	£265,000	Terraced		41	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
16/07/2019	£260,000	Terraced		43	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
15/02/2019	£630,000	Detached		5	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX
19/07/2019	£550,000	Detached		9	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX
19/07/2018	£620,000	Detached		31	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX
03/08/2018	£510,000	Detached		50	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX
14/10/2019	£465,000	Detached		54	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX
07/12/2018	£250,000	Semi-detached		23	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB
20/07/2018	£405,000	Detached		30	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB
16/08/2019	£183,000	Flat		142	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
17/05/2019	£89,000	Flat		152	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
05/10/2018	£184,000	Flat		172	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
04/05/2018	£180,000	Flat		176	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
03/09/2018	£179,000	Flat		178	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
30/07/2018	£270,000	Flat		180	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
28/11/2018	£136,000	Flat		188	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
15/03/2019	£190,000	Flat		196	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
06/12/2018	£255,000	Flat		200	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
07/08/2019	£174,000	Flat		34	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF

22/10/2018	£148,000	Flat			46	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF
26/07/2019	£180,000	Flat			58	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF
29/03/2019	£194,995	Flat			62	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF
10/12/2018	£180,000	Flat			70	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF
21/03/2019	£510,000	Detached			23	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG
15/10/2018	£371,000	Terraced			42	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG
19/07/2019	£515,000	Detached			44	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG
23/07/2018	£350,000	Terraced			58	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG
28/02/2019	£365,000	Semi-detached			7	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH
28/10/2019	£278,000	Semi-detached			10	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH
14/02/2019	£270,000	Terraced			15	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH
28/08/2019	£278,000	Semi-detached			17	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH
14/11/2018	£246,000	Terraced			18	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH
26/02/2019	£270,000	Semi-detached			12	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ
20/08/2018	£439,000	Detached			23	BULBECKS WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZN
19/02/2019	£164,000	Terraced			3	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ
03/06/2019	£237,000	Terraced			6	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ
08/02/2019	£200,000	Terraced			28	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ
17/09/2018	£560,000	Detached			1	CRICKHOLLOW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZR
28/08/2019	£290,000	Terraced			7	CRICKHOLLOW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZR
13/09/2018	£260,000	Terraced			12	CRICKHOLLOW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZR
25/01/2019	£252,500	Terraced			7	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS
15/05/2018	£250,000	Terraced			13	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS
07/12/2018	£105,000	Flat			32	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
12/08/2019	£109,000	Flat			50	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
05/04/2019	£220,000	Flat			60	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
04/05/2018	£200,000	Flat			82	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
05/12/2018	£170,000	Flat			94	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
05/10/2018	£215,000	Flat			98	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
05/04/2019	£185,000	Flat			120	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
23/08/2019	£155,000	Flat			18	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
18/05/2018	£145,000	Flat			26	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
11/02/2019	£152,500	Flat			32	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
27/07/2018	£108,750	Flat			50	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
27/03/2019	£183,000	Flat			53	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
15/03/2019	£187,500	Flat			59	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
19/03/2019	£350,000	Terraced			126	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
25/01/2019	£335,000	Terraced		127A		INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
08/10/2019	£530,000	Semi-detached			153	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
20/04/2018	£360,000	Detached			159	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
22/02/2019	£240,000	Terraced			166	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
05/07/2019	£368,000	Detached			169	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
05/07/2019	£338,000	Terraced			1	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
04/05/2018	£270,000	Terraced			10	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
30/04/2018	£545,000	Detached			19	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
26/04/2019	£515,000	Detached			21	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
05/09/2019	£325,000	Detached			22	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
20/08/2018	£307,500	Terraced			26	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
10/12/2018	£207,000	Flat			32	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
17/12/2018	£547,500	Detached		SUMMER HOUSE		FAMBRIDGE ROAD	NORTH FAMBRIDGE	CHELMSFORD	CM3 6NB
19/07/2019	£474,000	Detached			25	WESTMARCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AB
15/08/2018	£415,000	Semi-detached			11	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE
27/04/2018	£315,000	Terraced			34	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE
26/10/2018	£470,000	Detached			39	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE
24/05/2018	£455,000	Detached			41	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE
12/07/2019	£300,000	Terraced			42	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE
14/11/2018	£577,000	Detached			87	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AF

18/03/2019	£420,000	Detached			13	BUTTERBUR CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AG
27/04/2018	£343,000	Detached			28	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH
15/02/2019	£371,000	Detached			29	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH
16/11/2018	£325,000	Semi-detached			33	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH
16/10/2019	£470,000	Semi-detached			44	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH
27/09/2019	£427,500	Detached			54	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH
25/04/2018	£528,000	Detached			4	BYWATER ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AJ
23/08/2019	£345,000	Semi-detached			5	KNOLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AP
25/09/2019	£445,000	Detached			4	LORIEN GARDENS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AQ
30/11/2018	£310,000	Terraced			9	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR
28/06/2019	£610,000	Detached			18	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR
08/02/2019	£275,000	Terraced			51	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR
27/09/2018	£610,000	Detached			4	HADDON MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AS
12/06/2019	£680,000	Detached			8	HADDON MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AS
23/07/2019	£365,000	Semi-detached			13	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU
20/05/2019	£292,000	Terraced			25	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU
27/09/2019	£290,000	Flat			32	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU
14/06/2018	£240,000	Terraced			38	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU
24/10/2019	£570,000	Detached		CROWDED HOUSE, 113		CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW
19/07/2018	£770,000	Detached			140	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW
28/02/2019	£560,000	Detached			166	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW
23/08/2018	£215,000	Semi-detached			13	PENSHURST DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AY
25/09/2019	£545,000	Terraced			12	ARLINGTON SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BF
28/12/2018	£675,000	Detached			23	ARLINGTON SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BF
11/07/2018	£610,000	Detached			4	MEREWORTH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BG
09/08/2018	£405,000	Flat	FLAT 2	THE LAWNS		THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AE
23/11/2018	£437,500	Semi-detached	2	SCARLES CROFT		THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AF
17/04/2019	£360,000	Semi-detached	1	RECTORY COTTAGES		THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AG
06/09/2019	£580,000	Detached		FIRS COTTAGE		THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AU
27/11/2018	£950,000	Detached		HIGHFIELD BARN		THE CHASE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AW
10/08/2018	£330,000	Terraced			22	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY
23/11/2018	£357,500	Terraced			50	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY
30/11/2018	£720,000	Detached			6	BRIDON CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BA
17/10/2019	£745,000	Detached		COPPERFIELD		OLD CHURCH ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8BG
01/08/2018	£437,500	Detached		BRAIDS		BACK LANE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BL
25/10/2019	£250,000	Terraced	2	CLOVER COTTAGES		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DB
30/08/2019	£465,000	Detached		ROCHEWOOD		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DB
31/07/2019	£895,000	Detached		THE RIDINGS		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DB
17/06/2019	£700,000	Detached		ST. MARGARETS		HOE LANE	RETTENDON COMMON	CHELMSFORD	CM3 8DH
07/09/2018	£220,000	Semi-detached			2	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS
28/11/2018	£400,000	Terraced			17	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS
17/08/2018	£235,000	Semi-detached			8	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DT
29/03/2019	£190,000	Terraced			38	SOUTHVIEW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DX
18/12/2018	£1,325,000	Detached		HILLTOP HOUSE		MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EA
16/07/2018	£740,000	Detached		SILVER ASH		SOUTHEND ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8ED
24/10/2019	£592,500	Detached			18	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EG
26/07/2018	£587,500	Detached		MULLIONS		OLD BELL LANE	RETTENDON COMMON	CHELMSFORD	CM3 8EH
21/06/2019	£550,000	Detached			57	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EN
16/08/2019	£435,000	Detached			68	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EN
06/09/2018	£625,000	Detached			29	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EQ
07/03/2019	£615,000	Detached			35	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EQ
17/07/2018	£290,000	Terraced			8	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU
08/02/2019	£205,000	Flat			9	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU
02/10/2019	£270,000	Terraced			10	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU
28/02/2019	£1,075,000	Detached		BARTLETTS FARM BUNGALOW		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EW
24/08/2018	£725,000	Detached		BURLEIGH		SOUTH HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8HE
11/01/2019	£642,500	Detached		SILVERWOOD		SOUTH HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8HE

14/12/2018	£500,000	Detached		THATCHERS	SOUTH HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8HE
22/02/2019	£1,300,000	Detached		WALDEN	SOUTH HANNINGFIELD ROAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8HL
20/08/2018	£365,000	Detached		GLENHOLM	SOUTH HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8HQ
13/09/2019	£975,000	Detached		OAKLAND HOUSE	SOUTH HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8HQ
20/11/2018	£1,030,000	Detached		WILLOWS	SOUTH HANNINGFIELD ROAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8HT
22/03/2019	£302,500	Semi-detached			5 WILLOW GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 8RA
11/12/2018	£520,000	Detached		BANKSIDE	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RF
13/09/2018	£370,000	Detached		FERRERS HOUSE	THE STREET	WOODHAM FERRERS	CHELMSFORD	CM3 8RG
06/09/2018	£314,000	Detached		BAY TREES	THE STREET	WOODHAM FERRERS	CHELMSFORD	CM3 8RH
03/08/2018	£275,000	Semi-detached			4 CHAPEL ROW	WOODHAM FERRERS	CHELMSFORD	CM3 8RN
04/10/2019	£515,000	Detached		HAZLEDEANE	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RP
17/12/2018	£767,500	Detached		LILACS	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RP
27/07/2018	£400,000	Terraced	1	HILL COTTAGES	THE STREET	WOODHAM FERRERS	CHELMSFORD	CM3 8RQ
13/09/2019	£520,000	Detached		HEATHFIELD	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RW
27/11/2018	£435,000	Detached		MAFEKING HOUSE	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RW
01/08/2018	£2,125,000	Detached		EDWINS HALL		WOODHAM FERRERS	CHELMSFORD	CM3 8RX
29/11/2018	£170,000	Flat			15 PAYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU
31/10/2019	£275,000	Terraced			20 PAYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU
30/08/2018	£150,000	Flat			5 PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ
08/03/2019	£280,000	Terraced			20 PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ
29/06/2018	£295,000	Terraced			24 PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ
06/08/2019	£510,000	Detached			19 HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA
30/11/2018	£485,000	Detached			29 HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA
20/09/2019	£489,250	Detached			31 HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA
16/08/2018	£510,000	Detached			52 HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA
06/09/2019	£790,000	Detached			3 ABBEY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XB
13/07/2018	£935,000	Detached			13 ABBEY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XB
12/09/2019	£550,000	Flat	FLAT 1	THE OLD RECTORY	ABBAY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XD
30/11/2018	£400,000	Flat	FLAT 4	THE OLD RECTORY	ABBAY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XD



## Appendix 4: Employment Units Asking Price, Rightmove, 2020

Office					
Rightmove listing	£/m2/yr				
£138pcm per desk	NUL	£3208pcm 2200sqft	£188	Storage container £204pcm 125sqft	£211
£188pcm 50sqft	£486	£3354pcm 2300sqft	£188	Storage container £250pcm 40ft	NUL
Free standing office £195pcm 190sqft	£133	£3486pcm 3486sqft	£129	Storage unit £325pcm 2600sqft	£16
£209pcm 100sqft	£270	£3638pcm 2910sqft	£161	Storage shed £350pcm 741sqft	£61
Free standing office £225pcm 350sqft	£83	£3750pcm 3000sqft	£161	Storage shed £400pcm 1416sqft	£36
£250pcm per person	NUL	£6417pcm 2960sqft	£280	Springfield Basin £417pcm 579sqft	£93
£400pcm 324sqft	£159	£6487pcm 4448sqft	£188	Storage barn £450pcm 900sqft	£65
£400pcm 320sqft	£161	£7763pcm 3645sqft	£275	Storage barn £450pcm 755sqft	£77
£433pcm 12sqft		£7897pcm 3645sqft	£280	Workshop £542pcm 880sqft	£80
£450pcm 342sqft	£170	£8728pcm 5985sqft	£188	Storage shed £550pcm 777sqft	£91
£44771pcm 3534sqft	£1,636	£11250pcm 5400sqft	£269	Storage barn £575pcm 850sqft	£87
£475pcm 118sqft	£520	£11396pcm 5819sqft	£253	Storage unit £600pcm 1000sqft	£78
£500pcm 301sqft	£215	£20063pcm 9260sqft	£280	Storage barn £625pcm 1849sqft	£44
£542pcm 340sqft	£206	£23012pcm 16736sqft	£178	Warehouse £945pcm 1511sqft	£81
£542pcm 419sqft	£167	ALL OFFICES		Storage container £1000pcm 1000sqft	£129
£570pcm 134sqft	£549	Lower Quartile	£162	Workshop £1100pcm 1400sqft	£101
£575pcm	NUL	Mean	£266	Storage barn £1164pcm 2540sqft	£59
£595pcm 430sqft	£179	Median	£199	Storage container £1345pcm 2152sqft	£81
£595pcm 231sqft	£333	Upper Quartile	£273	Storage unit £1450pcm 4876sqft	£38
£595pcm 400sqft	£192	PRIME LOCATION		Storage unit £1500pcm 5000sqft	£39
£600pcm	NUL	Lower Quartile	£188	Workshop £1500pcm 2400sqft	£81
£625pcm 226sqft	£357	Mean	£270	Storage unit £1925pcm 3900sqft	£64
£625pcm 179sqft	£451	Median	£218	Storage unit £2060pcm 5000sqft	£53
£650pcm 291sqft	£289	Upper Quartile	£279	Storage unit £2250pcm 5400sqft	£54
£650pcm 363sqft	£231	Anomalies - discounted		Storage unit £2800pcm 9115sqft	£40
£667pcm 486sqft	£177			Warehouse £2958pcm 3921sqft	£97
£669pcm 80sqft	£1,080	Retail		Warehouse £3042pcm 3627sqft	£108
£675pcm 231sqft	£377	Rightmove listing	£/m2/yr	Warehouse £22917pcm 24937sqft	£119
£688pcm 150sqft	£592	£1292pcm 686sqft	£243	Lower Quartile	£54
£708pcm 1143sqft	£80	£1583pcm 931sqft	£220	Mean	£80
£732pcm 878sqft	£108	£1583pcm 1810sqft	£113	Median	£80
£750pcm 1019sqft	£95	£1667pcm 793sqft	£272	Upper Quartile	£92
£750pcm 406sqft	£239	£1667pcm 812sqft	£265		
£753pcm 903sqft	£108	£1667pcm 1406sqft	£153	Research & Development & Start-Up	
£792pcm 498sqft	£205	£1667pcm 793sqft	£272	Rightmove listing	£/m2/yr
£800pcm 580sqft	£178	£1917pcm 1139sqft	£217	£2,917/1,983sqft/cm	£190.01
£834pcm 499sqft	£216	£1958pcm 1478sqft	£171	£3,200/1,920sqft/cm	£215.28
£834pcm 500sqft	£215	£2083pcm 1755sqft	£153	£1,548/1,857sqft/cm	£107.67
£845pcm 319sqft	£342	£2167pcm 1417sqft	£198	£1,192/1,593sqft/cm	£96.65
£908pcm 838sqft	£140	£2500pcm 1174sqft	£275	£945/1,511sqft/cm	£80.78
£917pcm 1027sqft	£115	£2667pcm 1540sqft	£224	£1,986/1,362sqft/cm	£188.34
£950pcm 278sqft	£441	£2875pcm 1274sqft	£291	£688/1,100sqft/cm	£80.78
£1000pcm 696sqft	£186	£2875pcm 1657sqft	£224	£1,343/1,074sqft/cm	£161.52
£1000pcm 458sqft	£282	£2917pcm 2232sqft	£169	£1,785/982sqft/cm	£234.79
£1000pcm 690sqft	£187	£3292pcm 2150sqft	£198	£1,540/923sqft/cm	£215.51
£1042pcm 570sqft	£236	£3375pcm 2703sqft	£161	£908/838sqft/cm	£139.96
£1050pcm 1000sqft	£136	£3750 832sqft	£582	£2,240/810sqft/cm	£357.20
£1208pcm 817sqft	£191	£4000 2773sqft	£186	£1,375/802sqft/cm	£221.45
£1250pcm 1414sqft	£114	£7292pcm 5763sqft	£163	£417/579sqft/cm	£93.03
£1285pcm 1285sqft	£129	TOWN CENTRE RETAIL		£1,085/414sqft/cm	£338.52
£1343pcm 1074sqft	£162	Lower Quartile	£212	£1,285/391sqft/cm	£424.50
£1375pcm 665sqft	£267	Mean	£317	£845/319sqft/cm	£342.15
£1375pcm 802sqft	£221	Median	£244	£6,417/2960sqft/cm	£280.02
£1485pcm 1782sqft	£108	Upper Quartile	£349	£1,700/638sqft/cm	£344.18
£1500pcm 709sqft	£273	OTHER RETAIL		Lower Quartile	£124
£1500pcm	NUL	Lower Quartile	£163	Mean	£216
£1548pcm 1857sqft	£108	Mean	£205	Median	£215
£1550pcm 1550sqft	£129	Median	£198	Upper Quartile	£309
£1552pcm 980sqft	£205	Upper Quartile	£243		
£1633pcm 878sqft	£240			Rural Employment	
£1654pcm 1203sqft	£178	Industrial/ Warehouses		Rightmove listing	£/m2/yr
£1699pcm 250sqft	£878	Rightmove listing	£/m2/yr	£4584/10,000sqft/cm	£59.21
£1706pcm 1170sqft	£188	Storage container £65pcm 80sqft	£105	£2925/7800sqft/cm	£48.43
£1875pcm 1217sqft	£199	Storage container £100pcm 160sqft	£81	£2060/5000sqft/cm	£53.22
£1917pcm	NUL	Storage container £100pcm 160sqft	£81	£825/1800sqft/cm	£59.20
£1986pcm 1362sqft	£188	Storage container £100pcm 160sqft	£81	£732/1781sqft/cm	£53.09
£2000pcm 1199sqft	£215	Storage building £100pcm 400sqft	£32	£732/878sqft/cm	£107.69
£2141pcm 1427sqft	£194	Storage container £108pcm 160sqft	£87	£1000/458sqft/cm	£282.02
£2292pcm 1490sqft	£199	Storage container £108pcm 180sqft	£78	£160/350sqft/cm	£59.05
£2373pcm 1539sqft	£199	Storage container £120pcm 320sqft	£48	£600/1000sqft/cm	£77.50
£2375pcm 1539sqft	£199	Storage container £140pcm 80sqft	£226	£475/136sqft/cm	£451.13
£2500pcm 1874sqft	£172	Storage container £150pcm	NUL	Lower Quartile	£55
£2584pcm 2434sqft	£137	Storage container £160pcm 350sqft	£59	Mean	£125
£3039pcm 450sqft	£872	Storage container £200pcm 900sqft	£29	Median	£59
		Storage container £200pcm 240sqft	£108	Upper Quartile	£100

## Appendix 5: Open Space Commuted Maintenance Sum Calculations

Local Open Space Formula						Adoption Commuted Sum				
Type of Open Space	(A) Quantity standards (ha/1,000 population)	(B) Rate per ha	(C) Contribution per 1,000 population (AxB)	(D) Rate per person (C/1,000)	(E) Rate per dwelling (Dx2.4)	(A) Quantity standards (ha/1,000 population)	(B) Rate per ha	(C) Contribution per 1,000 population (AxB)	(D) Rate per person (C/1,000)	(E) Rate per dwelling (Dx2.4)
Accessible Open Space										
Allotments and Community Gardens	0.30	£ 1,168,250.00	£ 350,475.00	£ 350.48	£ 841.00	0.30	£ 8,739.97	£ 2,621.99	£ 2.62	£ 6.29
Amenity Green Space	0.40	£ 202,625.00	£ 81,050.00	£ 81.05	£ 195.00	0.40	£ 131,099.60	£ 52,439.84	£ 52.44	£ 125.86
Play Space (children)	0.05	£ 112,125.00	£ 11,213.00	£ 11.21	£ 27.00	0.05	£ 131,099.60	£ 6,554.98	£ 6.55	£ 15.73
Play Space (youth)	0.05					0.05	£ 131,099.60	£ 6,554.98	£ 6.55	£ 15.73
Total	0.80	£1,483,000.00	£442,738.00	£442.74	£1,063.00	0.80	£402,038.77	£68,171.79	£68.17	£163.61

Strategic Open Space Formula								
					Adoption Commuted Sum			
Type of Open Space	(A) Quantity standards (ha/1,000 population)	(B) Council rate per ha	(C) Rate per sqm (B/10,000)	Rate per dwelling (x40)	(A) Quantity standards (ha/1,000 population)	(B) Rate per ha	(C) Rate per sqm (B/10,000)	Rate per dwelling (x40)
Natural Green Space	1.0	£ 202,625.00	£ 20.26	£ 811.00	1	£ 23,306.60	£ 2.33	£ 93.23
Parks, Sport and Recreation Grounds	Reflects a typical sports facility providing 12.2ha including 8 football and 1 rugby pitch, 1 cricket table and outfield, 8 netball courts, sport pavilion including sports club rooms, toilets and 12 dual changing rooms and 250 parking spaces with a capital cost of £3,208,500 excluding land	£ 262,992.00	£ 26.30	£ 1,052.00	12.20	£ 253,459.23	£ 25.35	£ 1,013.84
Total				£1,863.00				£ 1,107.06

Appendix 6: Residential Appraisals – Chelmsford & Elsewhere

Number	1	Units	NET Area	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Strategic Site - 3000 units		3,000	85.71	35.00	86	258,737	3,019	355,781,821	1,375.07

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	96		55.00	5,280.00	10%	1,411	8,195,088
	2	195		65.00	12,675.00	10%	1,411	19,672,868
Terrace	2	293		72.00	21,096.00		1,277	26,939,592
	3	390		86.50	33,735.00		1,277	43,079,595
Semi	2	0		83.00	0.00		1,277	0
	3	488		97.00	47,336.00		1,277	60,448,072
Det	3	0		104.50	0.00		1,460	0
	4	390		115.00	44,850.00		1,460	65,481,000
	5	98		135.00	13,230.00		1,460	19,315,800
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable								
Flat	1	210		59.50	12,495.00	10%	1,411	19,393,490
	2	210		72.00	15,120.00	10%	1,411	23,467,752
Terrace	2	315		72.00	22,680.00		1,277	28,962,360
	3	210		86.50	18,165.00		1,277	23,196,705
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	105		115.00	12,075.00		1,460	17,629,500
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/ Brown	Alternative Use
Strategic Area	Mixed	Mixed
Area	Gross Net	142.857 85.714

Number	2	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Strategic Site - 1000 units		1,000	28.57	35.00	86	86,292	3,020	118,646,213	1,374.94

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	31		55.00	1,705.00	10%	1,411	2,646,331
	2	65		65.00	4,225.00	10%	1,411	6,557,623
Terrace	2	98		72.00	7,056.00		1,277	9,010,512
	3	130		86.50	11,245.00		1,277	14,359,865
Semi	2	0		83.00	0.00		1,277	0
	3	163		97.00	15,811.00		1,277	20,190,647
Det	3	0		104.50	0.00		1,460	0
	4	130		115.00	14,950.00		1,460	21,827,000
	5	33		135.00	4,455.00		1,460	6,504,300
Flat 1 High*	6	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	70		59.50	4,165.00	10%	1,411	6,464,497
	2	70		72.00	5,040.00	10%	1,411	7,822,584
Terrace	2	105		72.00	7,560.00		1,277	9,654,120
	3	70		86.50	6,055.00		1,277	7,732,235
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	35		115.00	4,025.00		1,460	5,876,500
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Strategic Area	Green	Agricultural
Area	Gross Net	47.619 28.571

Number	3	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Strategic Site - 800 units		800	22.86	35.00	86	68,978	3,018	94,854,243	1,375.14

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	26	55.00	1,430.00	10%	1,411
	2	52	65.00	3,380.00	10%	1,411
Terrace	2	78	72.00	5,616.00		1,277
	3	104	86.50	8,996.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	130	97.00	12,610.00		1,277
Det	3	0	104.50	0.00		1,460
	4	104	115.00	11,960.00		1,460
	5	26	135.00	3,510.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	56	59.50	3,332.00	10%	1,411
	2	56	72.00	4,032.00	10%	1,411
Terrace	2	84	72.00	6,048.00		1,277
	3	56	86.50	4,844.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	28	115.00	3,220.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Strategic Area	Green	Agricultural
Area	Gross	38.095
	Net	22.857

Number	4	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Strategic Site - 450 units		450	12.86	35.00	86	38,788	3,017	53,326,509	1,374.84

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	14	55.00	770.00	10%	1,411
	2	29	65.00	1,885.00	10%	1,411
Terrace	2	44	72.00	3,168.00		1,277
	3	59	86.50	5,103.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	73	97.00	7,081.00		1,277
Det	3	0	104.50	0.00		1,460
	4	59	115.00	6,785.00		1,460
	5	15	135.00	2,025.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	32	59.50	1,904.00	10%	1,411
	2	32	72.00	2,304.00	10%	1,411
Terrace	2	47	72.00	3,384.00		1,277
	3	32	86.50	2,768.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	14	115.00	1,610.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Strategic Area	Green	Agricultural
Area	Gross	21.429
	Net	12.857

Number	5	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 300 units, urban edge		300	8.57	35.00	86	25,877	3,019	35,576,039	1,374.84

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	9		55.00	495.00	10%	1,411	768,290
	2	20		65.00	1,300.00	10%	1,411	2,017,730
Terrace	2	29		72.00	2,088.00		1,277	2,666,376
	3	39		86.50	3,373.50		1,277	4,307,960
Semi	2	0		83.00	0.00		1,277	0
	3	49		97.00	4,753.00		1,277	6,069,581
Det	3	0		104.50	0.00		1,460	0
	4	39		115.00	4,485.00		1,460	6,548,100
	5	10		135.00	1,350.00		1,460	1,971,000
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	21		59.50	1,249.50	10%	1,411	1,939,349
	2	21		72.00	1,512.00	10%	1,411	2,346,775
Terrace	2	32		72.00	2,304.00		1,277	2,942,208
	3	21		86.50	1,816.50		1,277	2,319,671
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	10		115.00	1,150.00		1,460	1,679,000
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	12.245 8.571

Number	6	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 100 units, urban edge		100	2.86	35.00	86	8,580	3,003	11,790,648	1,374.28

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	3		55.00	165.00	10%	1,411	256,097
	2	7		65.00	455.00	10%	1,411	706,206
Terrace	2	10		72.00	720.00		1,277	919,440
	3	13		86.50	1,124.50		1,277	1,435,987
Semi	2	0		83.00	0.00		1,277	0
	3	16		97.00	1,552.00		1,277	1,981,904
Det	3	0		104.50	0.00		1,460	0
	4	13		115.00	1,495.00		1,460	2,182,700
	5	3		135.00	405.00		1,460	591,300
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	7		59.50	416.50	10%	1,411	646,450
	2	7		72.00	504.00	10%	1,411	782,258
Terrace	2	11		72.00	792.00		1,277	1,011,384
	3	7		86.50	605.50		1,277	773,224
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	3		115.00	345.00		1,460	503,700
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	4.082 2.857

Number	7	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 40 units, urban edge		40	1.14	35.00	85	3,417	2,989	4,691,147	1,373.09

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	55.00	55.00	10%	85,366
	2	3	65.00	195.00	10%	302,660
Terrace	2	4	72.00	288.00	1,277	367,776
	3	5	86.50	432.50	1,277	552,303
Semi	2	0	83.00	0.00	1,277	0
	3	7	97.00	679.00	1,277	867,083
Det	3	0	104.50	0.00	1,460	0
	4	5	115.00	575.00	1,460	839,500
	5	1	135.00	135.00	1,460	197,100
Flat 1 High*	1	0	55.00	0.00	1,455	0
Flat 2 High*	2	0	65.00	0.00	1,455	0
Flat 3 High*	3	0	80.00	0.00	1,455	0
Affordable			0.00		0	
Flat	1	3	59.50	178.50	10%	277,050
	2	3	72.00	216.00	10%	335,254
Terrace	2	4	72.00	288.00	1,277	367,776
	3	3	86.50	259.50	1,277	331,382
Semi	2	0	83.00	0.00	1,277	0
	3	0	97.00	0.00	1,277	0
Det	3	0	102.00	0.00	1,460	0
	4	1	115.00	115.00	1,460	167,900
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	1.474 1.143

Number	8	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium GF - 20 units, urban edge		20	0.57	35.00	89	1,772	3,100	2,440,278	1,377.52

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	55.00	55.00	10%	85,366
	2	1	65.00	65.00	10%	100,887
Terrace	2	2	72.00	144.00	1,277	183,888
	3	3	86.50	259.50	1,277	331,382
Semi	2	0	83.00	0.00	1,277	0
	3	3	97.00	291.00	1,277	371,607
Det	3	0	104.50	0.00	1,460	0
	4	3	115.00	345.00	1,460	503,700
	5	1	135.00	135.00	1,460	197,100
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00		0	
Flat	1	1	59.50	59.50	10%	92,350
	2	1	72.00	72.00	10%	111,751
Terrace	2	2	72.00	144.00	1,277	183,888
	3	1	86.50	86.50	1,277	110,461
Semi	2	0	83.00	0.00	1,277	0
	3	0	97.00	0.00	1,277	0
Det	3	0	102.00	0.00	1,460	0
	4	1	115.00	115.00	1,460	167,900
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	0.609 0.571

Number	9	Units	Area	Density	Average Unit Size	Developed	Density	Total Cost	Rate
			ha	Units/ha	m2	m2	m2/ha		£/m2
Medium GF - 12 units, urban edge		12	0.40	30.00	85	1,024	2,560	1,403,795	1,370.89

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	1	65.00	65.00	10%	1,411
Terrace	2	1	72.00	72.00		1,277
	3	2	86.50	173.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	2	97.00	194.00		1,277
Det	3	0	104.50	0.00		1,460
	4	2	115.00	230.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	1	59.50	59.50	10%	1,411
	2	1	72.00	72.00	10%	1,411
Terrace	2	1	72.00	72.00		1,277
	3	1	86.50	86.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	0.423 0.400

Number	10	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 300 units, urban area		300	4.00	75.00	72	21,610	5,403	30,516,157	1,412.13

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	19	55.00	1,045.00	10%	1,411
	2	39	65.00	2,535.00	10%	1,411
Terrace	2	59	72.00	4,248.00		1,277
	3	78	86.50	6,747.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	42	59.50	2,499.00	10%	1,411
	2	63	72.00	4,536.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross Net	6.484 4.000

Number	11	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 125 units, urban area		125	1.04	120.00	70	8,698	8,350	12,587,571	1,447.26

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	16		55.00	880.00	10%	1,411	1,365,848
	2	24		65.00	1,560.00	10%	1,411	2,421,276
Terrace	2	16		72.00	1,152.00		1,277	1,471,104
	3	25		86.50	2,162.50		1,277	2,761,513
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	18		59.50	1,071.00	10%	1,411	1,662,299
	2	26		72.00	1,872.00	10%	1,411	2,905,531
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	2.077
	Net	1.042

Number	12	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 50 units, urban area		50	0.77	65.00	72	3,601	4,681	5,081,690	1,411.19

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	3		55.00	165.00	10%	1,411	256,097
	2	7		65.00	455.00	10%	1,411	706,206
Terrace	2	10		72.00	720.00		1,277	919,440
	3	13.0		86.50	1,124.50		1,277	1,435,987
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	7		59.50	416.50	10%	1,411	646,450
	2	10		72.00	720.00	10%	1,411	1,117,512
Terrace	2	0.0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	1.183
	Net	0.769



Number	13	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium BF - 25 units, urban area		25	0.71	35.00	73	1,814	2,539	2,549,124	1,405.64

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	55.00	55.00	10%	85,366
	2	3	65.00	195.00	10%	302,660
Terrace	2	5	72.00	360.00	1,277	459,720
	3	7	86.50	605.50	1,277	773,224
Semi	2	0.0	83.00	0.00	1,277	0
	3	0.0	97.00	0.00	1,277	0
Det	3	0	104.50	0.00	1,460	0
	4	0	115.00	0.00	1,460	0
	5	0	135.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	1,455	0
Flat 2 High*	2	0	65.00	0.00	1,455	0
Flat 3 High*	3	0	80.00	0.00	1,455	0
Affordable			0.00		0	
Flat	1	4	59.50	238.00	10%	369,400
	2	5	72.00	360.00	10%	558,756
Terrace	2	0	72.00	0.00	1,277	0
	3	0	86.50	0.00	1,277	0
Semi	2	0.0	83.00	0.00	1,277	0
	3	0	97.00	0.00	1,277	0
Det	3	0	102.00	0.00	1,460	0
	4	0	115.00	0.00	1,460	0
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.921
	Net	0.714

Number	14	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 155 units, rural area		155	3.88	40.00	91	14,152	3,652	19,801,963	1,399.28

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00	1,277	0
	3	10	86.50	865.00	1,277	1,104,605
Semi	2	10	83.00	830.00	1,277	1,059,910
	3	30	97.00	2,910.00	1,277	3,716,070
Det	3	30	104.50	3,135.00	1,460	4,577,100
	4	21	115.00	2,415.00	1,460	3,525,900
	5	0	135.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00		0	
Flat	1	11	59.50	654.50	10%	1,015,849
	2	27	72.00	1,944.00	10%	3,017,282
Terrace	2	0	72.00	0.00	1,277	0
	3	0	86.50	0.00	1,277	0
Semi	2	11	83.00	913.00	1,277	1,165,901
	3	5	97.00	485.00	1,277	619,345
Det	3	0	102.00	0.00	1,460	0
	4	0	115.00	0.00	1,460	0
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Rural Area	Brown	Industrial
Area	Gross	3.875
	Net	3.875

Number	15	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Urban Flats BF - 75 units, urban area		75	0.50	150.00	66	4,920	9,840	7,874,460	1,600.50

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	10		55.00	550.00	10%	1,455	880,275
Flat 2 High*	2	22		65.00	1,430.00	10%	1,455	2,288,715
Flat 3 High*	3	17		80.00	1,360.00	10%	1,455	2,176,680
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	11		55.00	605.00	10%	1,455	968,303
Flat 2 High*	2	15		65.00	975.00	10%	1,455	1,560,488
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.500
	Net	0.500

Number	16	Units	NET Area	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium BF - 20 units, rural area		20	0.57	35.00	93	1,861	3,256	2,473,398	1,329.43

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	1		86.50	86.50		1,277	110,461
Semi	2	3		83.00	249.00		1,277	317,973
	3	4		97.00	388.00		1,277	495,476
Det	3	4		104.50	418.00		1,460	610,280
	4	1		115.00	115.00		1,460	167,900
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	3		72.00	216.00		1,277	275,832
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	4		97.00	388.00		1,277	495,476
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/ Brown	Alternative Use
Rural Area	Brown	Industrial
Area	Gross	0.737
	Net	0.571

Number	17	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small GF - 9 units, settlement edge		9	0.30	30.00	105	947	3,157	1,276,114	1,347.53

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	6	97.00	582.00		1,277
Det	3	0	104.50	0.00		1,460
	4	2	115.00	230.00		1,460
	5	1	135.00	135.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.300
	Net	0.300

Number	18	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small GF - 4 units, settlement edge		4	0.13	30.00	111	444	3,330	612,738	1,380.04

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	2	97.00	194.00		1,277
Det	3	0	104.50	0.00		1,460
	4	1	115.00	115.00		1,460
	5	1	135.00	135.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.133
	Net	0.133

Number	19	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Green Plot, settlement edge		1	0.02	50.00	135	135	6,750	197,100	1,460.00

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	1	135.00	135.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.020
	Net	0.020

Number	20	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small BF - 9 units, urban area		9	0.23	40.00	79	707	3,140	937,964	1,327.62

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	2	65.00	130.00	10%	1,411
Terrace	2	2	72.00	144.00		1,277
	3	5	86.50	432.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.225
	Net	0.225

Number	21	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small BF - 6 units, rural area		6	0.20	30.00	82	490	2,450	625,730	1,277.00

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	2		72.00	144.00		1,277	183,888
	3	4		86.50	346.00		1,277	441,842
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.250
	Net	0.200

Number	22	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Brown Plot, urban area		1	0.03	30.00	115	115	3,450	167,900	1,460.00

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	1		115.00	115.00		1,460	167,900
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.033
	Net	0.033



Billies per Quarter	0						
Unit Build Time	3	Quarters					
		Whole \$sp	Per ha NET	Per ha GROSS			
<b>Residual Land Value</b>		\$5,171,721	\$50,424	\$54,595			
Alternative Use Value		7,142,857		50,000			
Uplift	20%	1,428,571		10,000			
		500,000		250,000			
<b>Viability Threshold</b>		\$5,900,000		\$65,500			
			£/sq				
Maximum Depth							

RUN Residual MACRO c&f

Crossing balance = 0

RUN CL MACRO c&f

Crossing balance = 0

☐ Check on phasing design is correct

<b>Planning fee calc</b>			
Planning app fee	degs	rate	
No deap	3000		
No deap under 50	2950	462	1,362,900
No deap over 50	2950	138	407,100
			<b>1,770,000</b>

<b>Stamp duty calc - Residential</b>		
Land payment		<b>50,612,721</b>
	<b>Total</b>	<b>9,500,136</b>

<b>Stamp duty calc - Add Profit</b>		
Land payment		<b>80,000,000</b>
125,000,000	0%	1%
250,000,000	1%	3%
500,000,000	1%	4%
1,000,000,000	4%	5%
above	5%	5%
	<b>Total</b>	<b>4,000,000</b>

<b>Pric Cst, c106</b>	<b>35,639</b>	<b>E/ Unit (all)</b>	
		<b>Total</b>	<b>106,917,180</b>

<b>Post Cst, c106</b>	<b>35,639</b>	<b>E/ Unit (all)</b>	<b>106,917,180</b>
<b>C1</b>	<b>175</b>	<b>E/Unit</b>	<b>31,260,196</b>
		<b>Total</b>	<b>138,177,375</b>

Build Cost	/m2	
BCIS	1,375	
CISH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	275	20%
	<b>1,681</b>	

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[illegible]

DEVELOPMENT COSTS			
LAND		unit or sq	Total
Land	23,499		1,154,436
Stamp Duty			0
Encasements etc.			0
Legals Acquisition	1.50%		352,481
			1,506,917
PLANNING			
Planning Fee			570,000
Architects	6.00%		10,889,931
CDI / PM	0.50%		807,494
Planning Consultants	1.00%		1,814,989
Other Professional	2.50%		4,537,471
			18,719,886
CONSTRUCTION			
Built Cost - BC13 Based	1.68%		145,028,881
v18% / CIL			32,844,253
Contingency	2.50%		3,625,722
Abnormals			0
			181,498,856
FINANCE			
Fees			
Interest	6.00%		
Legal and Valuation			512,000
			512,000
SALES			
Agents	3.0%		8,783,017
Legals	0.5%		1,463,836
Misc			0
			10,246,853
			235,803,231
Developers Profit			
	% of costs (before interest)	20.0%	
	% of costs	0.00%	
			47,160,646

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	1000		
No dwgs under 50	950	462	438,900
No dwgs over 50	950	138	131,100
		<b>Total</b>	<b>570,000</b>

Stamp duty calc - Residual	
Land payment	23,498,720
<b>Total</b>	<b>1,156,436</b>

Stamp duty calc - Add Profit		
Land payment		24,952,381
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%

Pre CIL s106	22,416	£/ Unit (all)
		Total 22,416,960

Post CIL s106	22,416	£/ Unit (all)	22,416,060
CIL	175	£/m2	10,428,193
		<b>Total</b>	<b>32,844,253</b>

<b>Build Cost</b>	/m2	
BCIS	1,375	
CISS	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	275	20%
	<b>1 681</b>	

LIT	% GDV	
	0.00%	0


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[illegible]

Planning fee calc			
Planning app fee	degs	800	rate
No degs			
No degs under 50	750	482	346,500
No degs over 50	750	138	103,500
		<b>Total</b>	<b>450,000</b>

Stamp duty calc - Residential	
Land payment	
	
	<b>38,095,201</b>
<b>Total</b>	<b>1,930,760</b>

Stamp duty calc - Add Profit			
Land payment			<b>19,961,500</b>
125,000	0%	1%	
250,000	1%	3%	
500,000	2%	3%	
1,000,000	4%	5%	
above	5%	5%	
	<b>Total</b>		<b>998,000</b>

Pre CIL s106	15,691	E/ Unit (all)	<b>12,552,848</b>
Post CIL s106	15,691	E/ Unit (all)	<b>12,552,848</b>
	175	C/Unit	<b>20,851,801</b>

<b>Build Cost</b>	/m2	
BCIS	1,375	
CRSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	275	20%
	<b>1,681</b>	

LIT	% GDV	
	0.00%	0

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Sales per Quarter	0		
Unit Build Time	3	Quarters	
Residual Land Value	Whole Size	Per ha NET	Per ha GROSS
Altamonte Lake Value	17,695,846	3,229,796	769,676
Liquid	428,571	20,000	
Plus RA	20%	85,714	4,000
Viability Threshold	\$50,000	10,714,286	500,000
		11,229,571	\$24,000
		EACH	
Additional Profit	12,033,814	450	

RUN Residual MACRO offer

Closing balance = 0

RUN CIL MACRO offer

Closing balance = 0

Check on phrasing things more correct

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	38.080	848,297	17,455,905
	Stamp Duty		0	
	Easements etc.		0	
	Legal Acquisition	1.500	257,039	1,103,337
PLANNING				
	Planning Fee		240,000	
	Architects	6.000	4,996,476	
	CD/ PM	0.250	416,290	
	Planning Consultants	1.500	832,579	
	Other Professional	2.500	2,081,448	8,565,794
CONSTRUCTION				
	Build Cost - ICIS Based	1.812	62,505,819	
	±10% / CL		15,188,475	
	Contingency		1,562,645	
	Abnormals	2.500	0	83,257,940
FINANCE				
	Fees		0	
	Interest			
	Legal and Valuation	6.000	304,000	304,000
SALES				
	Agents	3.000	4,309,693	
	Legal	0.900	718,282	
	Maps		0	6,027,078
				115,304,995
Developers Profit				
	% of costs (before interest)	20.00%		23,079,999
	% of GP	0.00%		
				138,384,994

Stamp duty calc - Residual	
Land payment	17,135,949
<b>Total</b>	<b>845,207</b>

Pre CIL s106	32,207	E/Unit (all)	
		Total	14,493,177
Post CIL s106	32,207	E/Unit (all)	14,493,177
CIL	175	E/m2	4,696,298
		Total	19,189,475

Build Cost	/m2	
BCIS	1,375	
CRSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	206	15%
	<b>1,612</b>	

LIT	% GDV	
	0.00%	0

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SITE NAME	Site 5		Large GP - 300 units, urban edge			
	Av Size sq ft	%	Number Units	Price /sq ft	GDV \$	GIA ac
Market Housing	91.5	69%	195	4,100	73,162,450	17,845
Shared Ownership	78.5	12%	35	2,865	7,083,742	2,651
Affordable Rent	76.5	23%	70	2,000	15,696,176	5,381
Social Rent	76.5	0%	0	1,750	0	0
Grant and Subsidy					0	0
					0	0
					0	0
					0	0
SITE AREA - Net	6,57	ha	35	ha		
SITE AREA - Gross	21.28	ha	25	ha	95,852,368	25,877

Sales per Quarter	0	Quarters					
Unit Build Time	3						
Residual Land Value	15,417.97	Winco Site	Per ha NET	Per ha GROSS			RUN Residual MACRO <i>error</i> Closing balance =
Alternative Use Value	244,898		1,483.919	1,177.413			
Lift	20%		48,980	4,000			RUN CIL MACRO <i>error</i> Closing balance =
Plus ha	500.000		6,122.449	500.000			
Viability Threshold	6,416.937			534.000			Check on phasing design <i>error</i> correct
Additional Results	63.963 x 332		Em2	104			

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Stamp Duty	48,658	710,365	
	Estimate etc		0	12,417,260
	Legal Acquisition	1.50%	216,260	926,626
<b>PLANNING</b>				
	Planning Fee		150,000	
	Architects	6.00%	1,138,372	
	GIS / PM	0.50%	261,814	
	Planning Consultants	1.00%	523,229	
	Other Professional	2.50%	1,308,072	5,382,287
<b>CONSTRUCTION</b>				
	Build Cost - BCS Based	1.612	41,708,155	
	+10% / BCS		8,572,085	
	Contingency	2.50%	1,042,703	
	Abnormals		0	52,302,873
<b>FINANCE</b>				
	Fees		0	
	Interest	6.00%	230,000	230,000
	Legal and Valuation			
<b>SALES</b>				
	Agents	3.0%	2,874,871	
	Legals	0.9%	475,162	
	Misc.			3,354,133
				<b>79,633,225</b>
<b>Developers Profit</b>				
	% of cost (before interest)	20.00%		16,326,896
	% of GDV	0.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	300		
No dwgs under 50	250	462	115,500
No dwgs over 50	250	138	34,500
		<b>Total</b>	<b>150,000</b>

<b>Build Cost</b>	/m2	
BCIS	1,375	
CTSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	206	15%
	<b>1,612</b>	

Stamp duty calc - Residual		
Land payment		14,417,307
	Total	710,965

Stamp duty calc - Add Profit			
Land payment			6,416,327
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	

Pre CIL s106	21,473	£/ Unit (all)	
		Total	6,441,783

LIT	% GDV
	0.00%

Post CIL s106	21,473	£/ Unit (all)	6,441,783
CIL	175	£/m2	3,130,282
		<b>Total</b>	<b>9,572,065</b>

[illegible]

SITE NAME	Site 6		Large of 100 units, urban edge			
	Av Size sq ft	%	Number 100	Price \$/sq ft	GOW %	GIA sq ft
Income	91.0	65%	66	4,120	24,267,660	6,917
Market Housing	78.1	12%	12	2,665	2,341,975	879
Shared Ownership	76.1	23%	23	2,900	5,174,269	1,784
Affordable Rent	76.1	0%	0	1,750	0	0
Social Rent						
Grant and Subsidy						
	Shared Ownership		100	0	0	0
	Affordable Rent		0	0	0	0
	Social Rent		0	0	0	0
SITE AREA - Net	2.88	ha	35	ha	31,777,834	8,589
SITE AREA - Gross	4.08	ha	29	ha		

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Sale	Per Sq. Ft.	Per Sq. Ft. Gross
Residual Land Value	4,484,844	1,569,695	1,096,787

Alternative Use Value		81,633	20,000
Uplift	20%	16,327	4,000

Viability Threshold	2,138,776	524,000
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£/m<sup>2</sup>

Additional Profit	3,844,884	650
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DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land	4,848		\$ 4,848,000
	Stamp Duty		213,742	
	Essements etc.		0	
	Legal Acquisition	1.50%	67,273	281,015
PLANNING				
	Planning Fee		30,000	
	Architects	8.00%	1,041,223	
	GIS / PM	0.50%	86,769	
	Planning Consultants	5.00%	173,527	
	Other Professionals	2.50%	433,483	1,768,371
CONSTRUCTION				
	Build Cost - RCIS Based	1.611	18,303,000	
	+10% / CL		3,186,133	
	Contingency	2.50%	345,575	
	Abnormals		0	17,363,712
FINANCE				
	Fees		0	
	Interest	6.00%	133,000	133,000
LEGAL				
	Legal and Valuation			
SALES				
	Agents	3.0%	953,215	
	Logists	0.5%	158,889	
	Other		0	1,112,084
				\$5,138,006
Developers Profit				
	% of costs (before interest)	20.00%		\$ 1,026,084
	% of GGV	0.00%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	100		
No dwgs under 50	50	462	23,100
No dwgs over 50	50	138	6,900
		<b>Total</b>	<b>30,000</b>

Stamp duty calc - Residual	
Land payment	4,484,644
	
Total	213,742

Stamp duty calc - Add Profit			
Land payment			2,138,776
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	1,06,930

Pre CIL s106	21,473	£/ Unit (all)
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Build Cost	/m2	
BCIS	1,374	
CFSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extr 3	0	
Small Sites	0	0%
Site Costs	206	15%
	<b>1,611</b>	

LIT	% GDV
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME																									
UNITS Sold																									
Market Housing																									
Shared Ownership																									
Affordable Rent																									
Social Rent																									
Grant and Subsidy																									
INCOME																									
EXPENDITURE																									
Stamp Duty	213,742																								
Estimate etc	67,273																								
Legals Acquisition																									
Planning Fee	30,000																								
Architects	520,611																								
CE	43,384																								
Planning Consultants	86,769																								
Other Professional	216,921																								
Build Cost - BCIS Base	0	276,460				737,227		1,280,147	1,566,607	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,105,840	552,520	0	0	0	0	0	0	0	0
POTENTIAL CL	0	276,460				737,227		1,280,147	1,566,607	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,105,840	552,520	0	0	0	0	0	0	0	0
Post CL v106	0	276,460				737,227		1,280,147	1,566,607	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,105,840	552,520	0	0	0	0	0	0	0	0
Contingency	0	0				0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormal	0	0				0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0				0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	133,000	0				0																			

SITE NAME	Site 7		Large GP - 40 units, urban edge			
	Av Size sq ft	%	Number of	Price sq ft	GDA sq ft	GIA sq ft
Market Housing	90.8	65%	26	4,100	9,673,960	2,360
Shared Ownership	75.5	12%	5	2,665	939,579	349
Affordable Rent	75.5	23%	9	2,900	2,053,751	708
Social Rent	75.5	0%	0	1,750	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0	
SITE AREA - Net	1.14	ha	25	ha	12,697,289	9,417
SITE AREA - Gross	1.47	ha	33	ha		

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Revised Land Value	4,000,000	4,000,000	4,000,000

Alternative Use Value		29,481	20,000
Uplift	20%	5,896	4,000

Viability Threshold	772,406	524,000
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		£m2
Additional Profit	1,593,710	675

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land	45,171		1,206,876
	Stamp Duty		79,843	
	Esplanade etc.	0		
	Legal Acquisition	1.50%	27,103	106,945
PLANNING				
	Planning Fee		18,480	
	Architects	6.00%	414,607	
	QS / PM	0.50%	34,561	
	Planning Consultants	1.00%	89,121	
	Other Professional	2.50%	172,763	709,491
CONSTRUCTION				
	Built Cost - ICIS Based	1.810	5,499,812	
	+15% / CL		1,272,808	
	Contingency	2.50%	137,495	
	Abnormals	0		6,910,115
FINANCE				
	Fees		0	
	Interest	6.00%		
	Legal and Valuation		68,000	68,000
SALES				
	Agents	3.0%	378,718	
	Legal	0.5%	63,286	
	Misc	0	443,000	10,044,409
Developers Profit				
	% of units (Before interest)	20.00%		2,006,882
	% of GCV	0.00%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	40		
No dwgs under 50	40	462	18,480
No dwgs over 50	0	138	0
		<b>Total</b>	<b>18,480</b>

<b>Stamp duty calc - Residual</b>	
Land payment	1,806,853
<b>Total</b>	<b>79,843</b>

Stamp duty calc - Add Profit			
Land payment			772,406
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	

Pre CIL s106	21,473	E/ Unit (all)	250.000
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Post CIL s106	21,473	£/Unit (all)	858,904
CIL	175	£/m2	413,903
<b>Total</b>			<b>1,272,807</b>

Build Cost	/sqm	
BCIS	1,373	
CISH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	206	15%
	<b>1 610</b>	

LIT	% GDV
0.00%	

RESIDUAL CASH FLOW FOR INTEREST																									
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME																									
UNITS Sold																									
Market Housing			0	0	0	0	1,209,244	1,209,244	2,418,468	2,418,468	2,418,468	0	0	0	0	0	0	0	0	0	0	0	0	0	
Strat Ownership			0	0	0	0	118,197	118,197	236,395	236,395	236,395	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent			0	0	0	0	256,719	256,719	513,438	513,438	513,438	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME							1,582,160	1,582,160	3,164,320	3,164,320	3,164,320														
EXPENDITURE																									
Stamp Duty	79,843																								
Equipment etc.	27,103																								
Lease Acquisition																									
Planning Fee	16,480																								
Architects	207,303		207,303																						
QS	17,275		17,275																						
Planning Consultants	34,551		34,551																						
Other Professional	86,376																								
Built Cost - BCIS Base	0	0	229,159	458,318	916,635	1,146,794	1,374,953	916,635	458,318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POTENTIAL CL	0	0	110,336	220,672	441,344	551,680	662,000	441,344	220,672	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	0	5,729	11,458	22,916	28,645	34,374	22,916	11,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	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	68,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents	0	0	0	0	0	0	47,465	47,465	94,930	94,930	94,930	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	7,911	7,911	15,822	15,822	15,822	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT	538,931	0	416,381	582,741	1,062,792	1,446,508	1,772,567	1,138,077	465,130	119,751	263,879	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																									
Land		1,820,851																							
Interest		35,167	35,715	45,493	54,917	71,961	94,758	99,035	93,860	58,961	14,062	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on Costs																								2,008,882	
Profit on GDV																								0	
Cash Flow	-2,345,784	-35,167	-461,896	-628,234	-1,137,818	-1,518,486	-285,155	-340,047	2,325,230	2,994,587	2,046,378	0	0	0	0	0	0	0	0	0	0	0	0	-2,008,882	
Opening Balance	-2,345,784	-2,380,951	-3,032,867	-3,661,101	-4,768,719	-6,317,206	-8,002,360	-9,267,313	-1,932,084	-937,496	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	0	
Closing Balance	-2,345,784	-2,380,951	-3,032,867	-3,661,101	-4,768,719	-6,317,206	-8,002,360	-9,267,313	-1,932,084	-937,496	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	2,008,882	0	
CASH FLOW FOR CL ADDITIONAL PROFIT																									
		Year 1				Year 2			Year 3				Year 4				Year 5				Year 6				
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	As Above																								
INCOME		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Land	772,406																								
Stamp Duty	38,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Equipment etc.	11,586	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									

Stakes per Quarter	0				
Unit/Built Time	3	Quarters			
		Whole \$/s	Per ha NET	Per ha GROSS	
Residual Land Value	1,129,689		1,676,693	1,684,420	RUN RESIDENT MACRO enter Closing balance =
Alternative Use Value	12,189		20,000	20,000	
Lease	20%	2,438	4,000	4,000	RUN CIL MACRO enter Closing balance =
Plus/ha	500,000	524,714	500,000	500,000	
Viability Threshold	519,341		524,000	524,000	Check on phasing (regs) no correct
		£/m2			
Additional Profit	1,097,738		913		

FINANCE	Fees	0		
	Interest	6.00%	45,000	45,000
	Legal and Valuation			
SALES	Agents	3.0%	204,862	
	Legals	0.0%	34,147	
	Other		0	239,009
<b>Developers Profit</b>				<b>5,427,343</b>
	% of costs (before interest)	20.00%		<b>1,089,486</b>
	% of cdiv	0.00%		

Post CIL s106	23,257	E/ Unit (all)	465,132
CIL	175	£m2	210,861
		<b>Total</b>	<b>675,993</b>

LIT	% GDV	
	0.00%	6

[illegible]

SITE NAME									
Site 9 Medium GP - 12 units urban edge									
INCOME	Av Size m2	%	Number	Price m2	GDV £	GIA m2			
Market Housing	91.8	65%	8	4,350	3,113,078	716			
Shared Ownership	72.5	12%	1	2,838	284,121	100			
Affordable Rent	72.5	23%	3	2,930	591,644	204			
Social Rent	72.5	0%	0	1,750	0	0			
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0	0	0			
SITE AREA - Net	0.40	ha	30	ha	3,988,842	1,000			
SITE AREA - Gross	0.42	ha	28	ha					

Sales per Quarter	0	Quarters
Site Build Time	0	Quarters

Residual Land Value	473,559	1,693,939	1,593,115
20% Addictive Use Value	94,712	338,788	318,623
Upfit	1,691	4,000	20,000
Plus/ha	221,547	524,899	

Additional Profit	613,359	557
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DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
Land			56,131	473,559
Stamp Duty				
Estimate etc.				
Legal Acquisition	1.50%	10,104	33,382	
PLANNING				
Planning Fee			5,544	
Architects	6.00%	124,988		
QS / PM	0.50%	16,416		
Planning Consultants	1.00%	20,831		
Other Professional	2.50%	52,079	213,858	
CONSTRUCTION				
Build Cost - BCIS Based	1.60%	1,637,582		
110% / CL		404,619		
Contingency		40,940		
Abnormals	2.50%	0	2,083,140	
FINANCE				
Fees			0	
Interest	6.00%	26,000	26,000	
Legal and Valuation				
SALES				
Agents	3.0%	119,665		
Legals	0.5%	19,944		
Misc.			139,609	3,185,455
Developers Profit	% of costs (before interest)	20.00%		431,892
	% of GDV	0.07%		0

Planning fee calc			
Planning fee No	days	rate	
No days under 50	12	462	5,544
No days over 50	0	138	0
Total			5,544

Stamp duty calc - Residual		
Land payment		673,559
Total		673,559

Stamp duty calc - Add Profit		
Land payment		155,000
250,000	0%	1%
500,000	1%	3%
1,000,000	3%	4%
above	4%	0%
	5%	4%
Total		8,892

Pre CL s106	23,257	£/ha (a6)	
		Total	279,879

Post CL s106	23,257	£/Unit (a6)	279,879
CIL	175	£/m2	125,539
		Total	405,418

Build Cost	m2	
BCIS	1,371	
CPIH	14	1.00%
Energy	7	
Design	8	
Arch & Adv	8	
Over-sites 3	0	0%
Small Sites	0	15%
Site Costs	206	
	1,485	

LIT	% GDV	0
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RESIDUAL CASH FLOW FOR INTEREST									
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Market Housing	0	0	0	0	779,269	779,269	779,269	779,269	0
Shared Ownership	0	0	0	0	71,030	71,030	71,030	71,030	0
Affordable Rent	0	0	0	0	147,911	147,911	147,911	147,911	0
Social Rent	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	997,211	997,211	997,211	997,211	0
EXPENDITURE	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Stamp Duty	23,178	0	0	0	0	0	0	0	0
Estimate etc.	0	0	0	0	0	0	0	0	0
Legal Acquisition	10,104	0	0	0	0	0	0	0	0
Planning Fee	5,544	0	0	0	0	0	0	0	0
Architects	62,484	42,484	0	0	0	0	0	0	0
QS	5,208	5,208	0	0	0	0	0	0	0
Planning Consultants	10,416	10,416	0	0	0	0	0	0	0
Other Professional	26,039	26,039	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	136,465	272,930	409,396	409,396	272,930	136,465	0	0
110%CL	0	23,257	46,514	69,770	69,770	46,514	23,257	0	0
Contingency	0	3,412	6,823	10,235	10,235	6,823	3,412	0	0
Abnormals	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0
Legal and Valuation	26,000	0	0	0	0	0	0	0	0
Agents	0	0	0	0	29,916	29,916	0	0	0
Legals	0	0	0	0	4,986	4,986	0	0	0
Misc.	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	168,883	0	287,236	338,837	489,409	517,647	359,416	198,636	0
For Residual Valuation	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Land	473,559	0	0	0	0	0	0	0	0
Interest	12,638	12,638	12,638	17,050	22,367	30,044	38,259	29,716	0
Profit on Costs	0	0	0	0	0	0	0	0	0
Profit on GDV	0	0	0	0	0	0	0	0	0
Cash Flow	-842,551	-12,638	-260,118	-355,850	-511,768	-547,691	-569,536	-769,459	0
Opening Balance	842,551	-855,189	-1,115,308	-1,481,158	-2,002,826	-2,550,516	-3,089,050	-3,618,509	-4,138,968
Closing Balance									
CASH FLOW FOR CL ADDITIONAL PROFIT									
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME	0	0	0	0	0	0	0	0	0
EXPENDITURE	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Land	221,547	0	0	0	0	0	0	0	0
Stamp Duty	8,862	0	0	0	0	0	0	0	0
Estimate etc.	0	0	0	0	0	0	0	0	0
Legal Acquisition	3,323	0	0	0	0	0	0	0	0
Planning Fee	5,544	0	0	0	0	0	0	0	0
Architects	62,484	42,484	0	0	0	0	0	0	0
QS	5,208	5,208	0	0	0	0	0	0	0
Planning Consultants	10,416	10,416	0	0	0	0	0	0	0
Other Professional	26,039	26,039	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	136,465	272,930	409,396	409,396	272,930	136,465	0	0
POTENTIAL CL	-74,409	0	0	0	0	0	0	0	0
Post CL s106	0	0	3,412	6,823	69,770	69,770	69,770	0	0
Contingency	0	0	0	0	10,235	6,823	3,412	0	0
Abnormals	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0
Legal and Valuation	26,000	0	0	0	0	0	0	0	0
Agents	0	0	0	0	29,916	29,916	0	0	0
Legals	0	0	0	0	4,986	4,986	0	0	0
Misc.	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	255,024	0	587,233	623,643	489,409	489,409	384,426	244,549	0
For CL calculation	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Interest	4,425	4,425	13,578	22,933	30,618	38,419	29,803	18,960	0
Profit on Cost	0	0	0	0	0	0	0	0	0
Profit on GDV	0	0	0	0	0	0	0	0	0
Cash Flow	-295,024	-4,425	-592,415	-607,021	-512,034	-520,019	-574,366	-722,859	0
Opening Balance	295,024	-289,450	-891,864	-1,428,885	-2,041,218	-2,561,237	-3,085,671	-3,608,530	-4,138,968
Closing Balance									

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[illegible]

Alternative Use Value		7,132,400	1,100,000	RUN CIL MACRO ctrl+I
Unit	20%	1,426,480	220,000	Closing balance = 0

viability threshold	8,558,650	1,320,000
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Check on passing dwgs. not correct

ADDITIONAL PAGES	1,463,021	914
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RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2
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Developers Profit	
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Seorang dosen pada salah satu universitas ternama di Indonesia

$D_{\text{max}} = 0.11$ at $4.0 \times 10^5$	$D = 0.050$	$D = 0.03$ for $10^5 < D < 10^6$
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	Total	5,232,830
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1,939
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LIT	% GDV
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	0.00%	0
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Current	-16,705,333	-16,395,973	-19,350,893	-21,499,502	2,532,225	-27,137,207	-27,306,056	-27,036,837	-25,078,351	-22,802,052	-20,760,676	-18,068,732	-16,195,593	-14,027,484	-11,927,562	-9,448,712	-7,226,403	-4,949,659	-2,852,212	3,757,814	9,205,527	13,295,213	12,295,213	0	
PARSIPpany NEW YORK, NY, ADDITIONAL BALANCE																									
	Vase 1					Vase 2					Vase 3					Vase 4					Vase 5				



SITE NAME	Site 11		Large SF, 125 units, urban area			
	Av Size sq ft		Number Units	Price \$/sq ft	GOW %	GIA sq ft
Income	71.0	65%	81	4,420	25,613,303	6,772
Market Housing	69.0	12%	14	2,873	2,774,375	966
Shared Ownership	66.9	23%	29	2,900	5,685,759	1,961
Affordable Rent	66.9	0%	0	1,750	0	0
Social Rent						
Grant and Subsidy						
		Shared Ownership			0	0
		Affordable Rent			0	0
		Social Rent			0	0
SITE AREA - Net	1.04	ha	120			
SITE AREA - Gross	2.08	ha	89			
					33,397,527	8,699

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4 962 657	4 764 150	2 389 722

Uplift	20%	456,867	220,000
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Viability Threshold	2,741,200	1,320,000
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Additional Profit	3,682,273	638
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DEVELOPMENT COSTS			
LAND	Unit or m2	Total	Loge Mt
Land	39,701		
Stamp Duty		237,633	
Essements etc.		0	
Legal Acquisition	1,50%	74,440	312,073
<b>PLANNING</b>			
Planning Fee		45,000	
Architects	6.00%	1,101,231	
GIS / PM	0.50%	91,769	
Planning Consultants	1.00%	833,528	
Other Professional	2.50%	458,846	1,880,384
<b>CONSTRUCTION</b>			
Build Cost - BCIS Based	1,68%	14,761,202	
s106 / CL		2,127,521	
Contingency	5.00%	737,560	
Abnormality		737,560	18,363,843
<b>FINANCE</b>			
Fees		0	
Interest	6.00%	134,000	134,000
Legal and Valuation			
<b>SALES</b>			
Agents	3.0%	1,019,206	
Legal	0.5%	169,868	
Mktg		0	1,189,073
			<b>26,832,838</b>
<b>Developers Profit</b>			
% of costs (before interest)	20.00%		<b>\$ 5,366,496</b>
% of GGV	0.00%		

Planning fee calc			
	dwgs	rate	
Planning app fee			
No dwgs	125		
No dwgs under 50	75	462	34,650
No dwgs over 50	75	138	10,350
		<b>Total</b>	<b>45,000</b>

<b>Build Cost</b>	/m2	
BCIS	1,447	
CTSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	217	15%
	<b>1,696</b>	

<b>Stamp duty calc - Residual</b>	
Land payment	4,962,657
<b>Total</b>	<b>237,633</b>

Stamp duty calc - Add Profit		
Land payment		2,741,200
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%

Pre CIL s106	8,920	£/ Unit (all)
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Post CIL s106	8,920	£/ Unit (all)	1,114,951
CIL	175	£/m2	1,012,570
		<b>Total</b>	<b>2,127,521</b>

LIT	% GDV
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RESIDUAL CASH FLOW FOR INTEREST				Year 2				Year 3				Year 4				Year 5				Year 6					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME																									
UNITS Sold																									
Market Housing																									
Shared Ownership																									
Affordable Rent																									
Social Rent																									
Grant and Subsidy																									
INCOME																									
EXPENDITURE																									
Stamp Duty	237,633																								
Equipment etc.	0																								
Legals Acquisition	74,440																								
Planning Fee	45,000																								
Architects	660,616																								
QS	45,885																								
Planning Consultants	91,769																								
Other Professional	229,423																								
Build Cost - BC15 Base	0																								
POTENTIAL	0																								
Post CIL v106	0																								
Contingency	0																								
Abnormal	0																								
Finance Fees	0																								
Legal and Valuation	134,000																								
Agents	0																								
Legals	0																								
Misc	0																								
COSTS BEFORE LAND INT AND PROFIT	1,456,763	0	1,297,459	1,026,123	1,479,769	1,892,590	1,966,691	1,778,913	2,006,742	1,778,913	2,006,742	1,778,913	1,646,163	1,065,262	536,342	114,151	85,613	0	0	0	0	0	0	0	
For Residual Valuation	Land	4,992,657																							
Interest		95,571	97,005	117,775	134,903	159,154	189,930	189,695	170,302	154,036	134,108	117,299	96,820	73,953	42,400	2,089	0	0	0	0	0	0	0		
Profit on Costs																									
Profit on GDV																									
Cash Flow	-6,371,421	-95,571	-1,384,844	-1,143,899	-1,814,722	-2,051,744	-15,884	-1,292,851	-1,084,415	-1,326,510	-1,120,809	-1,365,246	-1,534,465	-2,102,243	-2,688,697	-3,145,218	-2,360,481	0	0	0	0	0	0		
Opening Balance	-6,371,421	-6,466,993	-7,851,837	-8,995,636	-10,610,028	-12,662,003	-12,646,316	-11,353,067	-9,460,567	-8,460,543	-7,819,394	-6,454,688	-4,900,233	-3,857,900	-130,203	0,005,305	6,366,406	5,366,406	5,366,406	5,366,406	5,366,406	5,366,406	5,366,406		
Closing Balance	-6,371,421	-6,466,993	-7,851,837	-8,995,636	-10,610,028	-12,662,003	-12,646,316	-11,353,067	-9,460,567	-8,460,543	-7,819,394	-6,454,688	-4,900,233	-3,857,900	-130,203	0,005,305	6,366,406	5,366,406	5,366,406	5,366,406	5,366,406	5,366,406	5,366,406		
CASH FLOW FOR CIL ADDITIONAL PROFIT																									
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Land	2,741,200																								
Stamp Duty	137,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Equipment etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals Acquisition	41,118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architects	660,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
QS	45,885	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Consultants	91,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Professional	229,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Build Cost - BC15 Base	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POTENTIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Post CIL v106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	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	134,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT	4,976,070	0	1,009,339	1,119,893	1,707,489	1,919,247	1,995,348	2,024,908	2,024,908	2,024,908	2,024,908	2,024,908	1,694,569	1,375,345	829,344	359,636	331,698	0	0	0	0	0	0	0	
For CIL calculation	Interest	60,241	61,145	84,702	102,636	129,698	160,297	159,882	143,724	127,334	110,678	93,782	76,633	57,380	29,847	0	0	0	0	0	0	0	0	0	
Profit on cost																									
Profit on GDV																									
Cash Flow	-4,016,070	-60,241	-1,570,483	-1,195,591	-1,804,124	-2,039,945	-27,661	-1,077,719	-1,003,358	-1,109,736	-1,126,382	-1,143,278	-1,200,236	-1,628,804	-2,402,267	-2,901,823	-2,114,996	0	0	0	0	0	0	0	
Opening Balance	-4,016,070	-4,076,311	-5,646,794	-6,842,385	-8,946,509	-10,686,453	-10,658,792	-9,587,614	-8,488,278	-7,378,541	-6,252,159	-5,100,861	-3,818,643	-2,412,658	-919,809	5,429,276	5,429,276	5,429,276	5,429,276	5,429,276	5,429,276	5,429,276	5,429,276		
Closing Balance	-4,016,070	-4,076,311	-5,646,794	-6,842,385	-8,946,509	-10,686,453	-10,658,792	-9,587,614	-8,488,278	-7,378,541	-6,252,159	-5,100,861	-3,818,643	-2,412,658	-919,809	5,429,276	5,429,276	5,429,276	5,429,276	5,429,276	5,429,276	5,429,276	5,429,276		

SITE NAME	Site 12	Large SF, 62 units, urban area				
INCOME	Av Size sq ft	%	Number of units	Price /sq ft	GDP /unit	GIA /sq ft
Market Housing	74.7	65%	33	4,420	10,728,043	2,427
Shared Ownership	66.9	12%	6	2,873	1,108,196	366
Affordable Rent	66.9	23%	12	2,900	2,273,167	784
Social Rent	66.9	0%	0	1,750	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent				0 0 0	0 0 0
SITE AREA - Net	0.77	ha	65	ha		
SITE AREA - Gross	1.16	ha	27	ha	14,116,606	3,597

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,293,677	2,981,781	1,938,487

Alternative Use Value		1,301,554	1,100,000
Uplift	20%	260,311	220,000

Viability Threshold	1,561,865	1,320,000
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Additional Profit	1,232,775	508
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+I

Check on phasing dips now

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DEVELOPMENT COSTS			
LAND		Unit or m2	Total
	Land	45,674	2,265,877
	Stamp Duty		104,184
	Earthworks etc.		0
	Legal Acquisition	1.50%	34,405
			138,589
PLANNING			
	Planning Fee		23,100
	Architects	6.00%	444,872
	QS / PA	0.50%	37,081
	Planning Consultants	1.50%	74,162
	Other Professional	2.50%	185,405
			764,721
CONSTRUCTION			
	Build Cost - IBCS Based	1.654	5,946,930
	s106 / CL		871,763
	Contingency	5.00%	297,475
	Abnormals		297,475
			7,416,206
FINANCE			
	Fees		0
	Interest	6.00%	77,000
	Legal and Valuation		77,000
SALES			
	Agents	3.0%	423,312
	Legals	0.5%	70,552
	Mar:		493,864
			11,184,058
Developers Profit			
	% of costs (before interest)	20.00%	2,236,814
	% of GCV	0.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	50		
No dwgs under 50	50	462	23,100
No dwgs over 50	0	138	0
		<b>Total</b>	<b>23,100</b>

Stamp duty calc - Residual		2,293,677
Land payment		
<b>Total</b>		<b>106,184</b>

Stamp duty calc - Add Profit			
Land payment			1,561,865
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		<b>Total</b>	78,093

Pre CIL s106	8,920	E/ Unit (all)	
		Total	445,981

Post CIL s106	8,920	E/ Unit (all)	445,981
CIL	175	E/m2	425,772
		<b>Total</b>	<b>871,753</b>

<b>Build Cost</b>	/m2	
BCIS	1,411	
CRSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	212	15%
	<b>1,654</b>	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Sold																								
Market Housing																								
Brand Ownership																								
Affordable Rent																								
Social Rent																								
Grant and Subsidy																								
INCOME																								
EXPENDITURE																								
Stamp Duty	104,184																							
Equipment etc.	34,405																							
Leasable Acquisition																								
Planning Fee	23,100																							
Architects	222,486																							
QS	18,541																							
Planning Consultants	37,981																							
Other Professional	92,703																							
Build Cost - BCIS Base																								
+10% CIL																								
Contingency																								
Abnormal																								
Finance Fees																								
Legal and Valuation																								
Agents																								
Legals																								
Misc																								
COSTS BEFORE LAND INT AND PROFIT	609,499	0	609,499	241,621	1,146,072	1,430,888	1,543,972	1,260,845	893,815	331,727	194,572	49,388	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	2,233,671																							
Interest																								
Profit on Costs																								
Profit on GDV																								
Cash Flow	-2,903,177	-43,548	-648,026	-795,542	-1,220,927	-1,579,204	-240,223	1,446,641	1,838,571	2,427,977	2,601,613	1,361,654	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	-2,903,177	-2,946,724	-3,594,750	-4,389,292	-5,621,219	-7,199,423	-7,439,645	-5,903,004	-4,164,433	-1,726,465	875,157	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812
Closing Balance	-2,903,177	-2,946,724	-3,594,750	-4,389,292	-5,621,219	-7,199,423	-7,439,645	-5,903,004	-4,164,433	-1,726,465	875,157	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812
CASH FLOW FOR CIL ADDITIONAL PROFIT																								
INCOME	As Above																							
INCOME																								
EXPENDITURE																								
Land																								
Stamp Duty	78,093	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Equipment etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leasable Acquisition	23,428	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	23,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	222,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					





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DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	50.108	177,398	3,762,061
	Stamp Duty		0	
	Easements etc.		0	
	Legals Acquisition	1.50%	56,369	233,767
PLANNING				
	Planning Fee		15,000	
	Architects	6.00%	667,297	
	Q2 / PM	0.50%	54,775	
	Planning Consultants	1.00%	109,550	
	Other Professional	2.50%	273,874	1,110,496
CONSTRUCTION				
	Built Cost - ICIB Based	1.734	8,820,975	
	110% / CL		1,251,884	
	Contingency	5.00%	441,049	
	Abnormals		441,049	10,954,957
FINANCE				
	Fees		0	
	Interest	6.00%		
	Legal and Valuation		100,000	100,000
SALES				
	Agents	3.0%	642,753	
	Legals	0.5%	107,125	
	Misc.		0	749,878
				16,967,000
Developers Profit				
	% of costs (before interest)	20.00%		3,393,412
	net div	0.00%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	75		
No dwgs under 50	25	462	11,550
No dwgs over 50	25	138	3,450
		<b>Total</b>	<b>15,000</b>

Build Cost	/m2	
BCIS	1,601	
CfSH	16	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	160	10%
	<b>1,784</b>	

Stamp duty calc - Residual	
Land payment	3,757,961
<b>Total</b>	<b>177,308</b>

Stamp duty calc - Add Profit		
Land payment		660,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%

Pre CIL s106	8,920	E/ Unit (all)	
		Total	668,971

LIT	% GDV
	0.00%

Post CIL s106	8,920	£/ Unit (all)	668.971
CIL	175	£/m2	582.914
		<b>Total</b>	<b>1 251 884</b>

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SITE NAME	Site 16	Medium BP - 20 units, rural area				
	Av Size sq ft	%	Number DVs	Price \$/sq ft	GDP /c	GIA sq ft
INCOME						
Market Housing	96.7	66%	13	4,420	5,563,790	1,257
Shared Ownership	96.3	12%	2	2,873	672,846	109
Affordable Rent	96.3	23%	5	2,900	1,173,572	405
Social Rent	96.3	0%	0	1,780	0	0
Grant and Subsidy						
	Shared Ownership			0	0	0
	Affordable Rent			0	0	0
	Social Rent			0	0	0
SITE AREA - Net	0.57	ha	26	ha	7,209,948	1,581
SITE AREA - Gross	0.67	ha	37	ha		

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
<b>Residual Land Value</b>	<b>1,445,478</b>	<b>2,529,587</b>	<b>1,961,224</b>
Alternative Land Value	640,704	1,120,000	869,224

Uplift	20%	162,148	220,000
Plus /ha	0	0	0

viability threshold	912,678	1,320,000
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Additional Profit	728,749	580
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DEVELOPMENT COSTS			
LAND		Unit or m2	Total
	Land	72,274	
	Stamp Duty		61,774
	Examinations etc.		0
	Legals Acquisition	1.50%	21,882
			83,456
PLANNING			
	Planning Fee		9,240
	Architect	6.00%	213,379
	QS / PA	0.50%	17,948
	Planning Consultants	0.50%	35,867
	Other Professional	2.50%	89,741
			368,205
CONSTRUCTION			
	Build Cost - BCS Based	1,589	2,900,779
	s106 / CL		388,807
	Contingency	5.00%	145,038
	Abnormals		145,038
			3,589,664
FINANCE			
	Fees		0
	Interest	6.00%	
	Legal and Valuation		26,000
			26,000
SALES			
	Agents	3.0%	218,998
	Legals	0.5%	36,500
	Misc.		0
			255,498
			5,789,200
Developers Profit			
	% of costs (before interest)	20.00%	
	% of GSV	0.00%	
			1,153,894

Planning fee calc			
	dwgs	rate	
Planning app fee	20		
No dwgs	20	462	9,240
No dwgs under 50	0	138	0
No dwgs over 50		<b>Total</b>	<b>9,240</b>

<b>Stamp duty calc - Residual</b>	
Land payment	1,445,478
<b>Total</b>	<b>61,778</b>

Stamp duty calc - Add Profit			
Land payment			972,878
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		<b>Total</b>	<b>48,644</b>

Pre CIL s106	8,920	£/ Unit (all)	
		Total	178,392

Post CIL s106	8,920	£/ Unit (all)	178,392
CIL	175	£m2	220,415
		<b>Total</b>	<b>398,807</b>

<b>Build Cost</b>	/m2	
BCIS	1,329	
C/SH	13	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	199	15%
	<b>1,559</b>	

LIT	% GDV	
	0.00%	0

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Sales per Quarter		0		
Unit Built Time		3	Quarters	
		White Size	Per ha NET	Per ha GROSS
Residual Land Value		1,124,264	3,749,169	3,749,169
Residual Use Value		15,000		25,000,000
Uplift		20%	3,500	10,000
Plus/ha		650,000		650,000
Viability Threshold		189,000		569,000
			End	
Additional Results		3,749,169	1,124,264	

RUN Residual MACRO c1r/r

Closing balance =

RUN CL MACRO c1r/r

Closing balance =

Check on phasing days into correct

Q4	Year 3				Year 4	
	Q1	Q2	Q3	Q4	Q1	Q2
1,404,717	1,404,717	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

Pre CIL s106	8,920	E/ Unit (all)	
		<b>Total</b>	<b>80,276</b>
Post CIL s106	8,920	E/ Unit (all)	80,276
CIL	175	E/m2	166,123
		<b>Total</b>	<b>246,399</b>

LIT	% GDV	
	0.00%	0

Sales per Quarter	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Year 3					Year 4	
Q4	Q1	Q2	Q3	Q4	Q1	Q2

<b>Stamp duty calc - Residual</b>	
Land payment	472,338
<b>Total</b>	<b>15,117</b>

Pre CIL s106	8,920	£/ Unit (all)	
		Total	35,678

Post CIL s106	8,920	£/ Unit (all)	35,678
CIL	175	£/m2	77,886
		<b>Total</b>	<b>113,565</b>

<b>Build Cost</b>	/m2	
BCIS	1,380	
CFSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	0	
Over-extra 3	0	
Small Sites	179	13%
Site Costs	138	10%
	<b>1,718</b>	

LIT	% GDV	
	0.00%	0





Sales per Quarter	0		
Unit Build Time	3	Quarters	
		Whole Site	Per lot NET
			Per lot GROSS
<b>Residual Land Value</b>		744,400	3,269,200
Residuals Use Value		247,500	1,100,000
Lifting	20%	49,500	220,000
	Plus, fee	0	0
		<b>207,000</b>	<b>1,320,000</b>
	<b>Viability Threshold</b>		
		End	
Additional Study		Plus 15%	5,444

**RUN RESIDENT MACRO enter**

Closing balance =

**RUN CIL MACRO enter**

Closing balance =

Check on phasing design notes correct

FINANCE	Fees		0	
	Interest	6.00%		
	Legal and Valuation		22,000	22,000
SALES				
	Agents	3.0%	93,682	
	Legals	0.5%	15,614	
	Misc.		0	109,296
				2,473,979

Post CIL s106	8,920	£/ Unit (all)	80,276
CIL	175	£/m2	123,934
		<b>Total</b>	<b>204,211</b>

LIT	% GDV	
	0.00%	

[illegible]





			Site 1	NOT IN USE	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11
			Strategic Site - 3000 units	NOT IN USE	Strategic Site - 1000 units	Strategic Site - 800 units	Strategic Site - 450 units	Large GF - 300 units, urban edge	Large GF - 100 units, urban edge	Large GF - 40 units, urban edge	Medium GF - 20 units, urban edge	Medium GF - 12 units, urban edge	Large BF - 300 units, urban area	Large BF - 125 units, urban area
			Mixed	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown
			Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Industrial	Industrial
Site Area	Green/brown field Use	Gross	142.86	52.38	47.62	38.10	21.43	12.24	4.08	1.47	0.61	0.42	6.48	2.08
		Net	85.71	31.43	28.57	22.86	12.86	8.57	2.86	1.14	0.57	0.40	4.00	1.04
Units			3000	1100	1000	800	450	300	100	40	20	12	300	125
Mix	Market		65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%
	Intermediate to Buy		11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%
	Affordable Rent		23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value		£/ha	50,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	1,100,000	1,100,000
		£ site	7,142,857	1,047,619	952,381	761,905	428,571	244,898	81,633	29,481	12,189	8,456	7,132,400	2,284,333
Uplift		£/ha	510,000	504,000	504,000	504,000	504,000	504,000	504,000	504,000	504,000	504,000	220,000	220,000
		£ site	72,857,143	26,400,000	24,000,000	19,200,000	10,800,000	6,171,429	2,057,143	742,925	307,152	213,091	1,426,480	456,867
Viability Threshold		£/ha	560,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	1,320,000	1,320,000
		£ site	80,000,000	27,447,619	24,952,381	19,961,905	11,228,571	6,416,327	2,138,776	772,406	319,341	221,547	8,558,880	2,741,200
Residual Value	Gross	£/ha	354,289	777,058	493,473	1,023,624	799,678	1,177,413	1,098,787	1,225,769	1,853,438	1,593,113	2,033,328	2,389,722
	Net	£/ha	590,482	1,295,096	822,455	1,708,040	1,332,796	1,682,019	1,569,695	1,580,996	1,976,692	1,683,920	3,296,025	4,764,150
		£ site	50,612,721	40,703,015	23,498,720	38,995,201	17,135,949	14,417,307	4,484,844	1,806,853	1,129,538	673,568	13,184,099	4,962,657
Additional Profit	£ site		-15,588,309	31,191,695	8,350,199	31,738,244	12,038,818	12,963,327	3,844,884	1,593,710	1,097,788	613,369	7,463,051	3,682,273
	£/m2		-87	477	140	668	450	726	650	675	913	857	512	638

			Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22
			Large BF - 50 units, urban area	Medium BF - 25 units, urban area	Large BF - 155 units, rural area	Urban Flats BF - 75 units, urban area	Medium BF - 20 units, rural area	Small GF - 9 units, settlement edge	Small GF - 4 units, settlement edge	Green Plot, settlement edge	Small BF - 9 units, urban area	Small BF - 6 units, rural area	Brown Plot, urban area
			Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown
			Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial
Site Area	Green/brown field Use	Gross	1.18	0.92	3.88	0.50	0.74	0.30	0.13	0.02	0.23	0.25	0.03
		Net	0.77	0.71	3.88	0.50	0.57	0.30	0.13	0.02	0.23	0.20	0.03
Units			50	25	155	75	20	9	4	1	9	6	1
Mix	Market		65.00%	65.00%	65.00%	65.00%	65.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	Intermediate to Buy		11.55%	11.55%	11.55%	11.55%	11.55%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent		23.45%	23.45%	23.45%	23.45%	23.45%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value		£/ha	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	50,000	50,000	50,000	1,100,000	1,100,000	1,100,000
		£ site	1,301,554	1,013,414	4,262,500	550,000	810,731	15,000	6,667	1,000	247,500	275,000	36,667
Uplift		£/ha	220,000	220,000	220,000	220,000	220,000	510,000	510,000	510,000	220,000	220,000	220,000
		£ site	260,311	202,683	852,500	110,000	162,146	153,000	68,000	10,200	49,500	55,000	7,333
Viability Threshold		£/ha	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000	560,000	560,000	560,000	1,320,000	1,320,000	1,320,000
		£ site	1,561,865	1,216,097	5,115,000	660,000	972,878	168,000	74,667	11,200	297,000	330,000	44,000
Residual Value	Gross	£/ha	1,938,487	1,294,219	2,511,815	7,515,923	1,961,224	3,749,188	3,542,536	6,806,669	3,295,255	2,196,692	2,875,627
	Net	£/ha	2,981,781	1,669,283	2,511,815	7,515,923	2,529,587	3,749,188	3,542,536	6,806,669	3,295,255	2,745,865	2,875,627
		£ site	2,293,677	1,192,345	9,733,284	3,757,961	1,445,478	1,124,756	472,338	136,133	741,432	549,173	95,854
Additional Profit	£ site		1,232,775	172,024	7,382,276	4,055,543	728,749	1,200,431	500,564	153,054	596,352	315,449	73,696
	£/m2		508	139	729	1,220	580	1,268	1,127	1,134	844	644	641

## Appendix 7: Residential Appraisals – South Woodham Ferrers

Number	5	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF- 300 units, urban edge		300	8.57	35.00	86	25,877	3,019	35,576,039	1,374.84

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	9		55.00	495.00	10%	1,411	768,290
	2	20		65.00	1,300.00	10%	1,411	2,017,730
Terrace	2	29		72.00	2,088.00		1,277	2,666,376
	3	39		86.50	3,373.50		1,277	4,307,960
Semi	2	0		83.00	0.00		1,277	0
	3	49		97.00	4,753.00		1,277	6,069,581
Det	3	0		104.50	0.00		1,460	0
	4	39		115.00	4,485.00		1,460	6,548,100
	5	10		135.00	1,350.00		1,460	1,971,000
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	21		59.50	1,249.50	10%	1,411	1,939,349
	2	21		72.00	1,512.00	10%	1,411	2,346,775
Terrace	2	32		72.00	2,304.00		1,277	2,942,208
	3	21		86.50	1,816.50		1,277	2,319,671
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	10		115.00	1,150.00		1,460	1,679,000
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross	12.245
	Net	8.571

Number	6	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 100 units, urban edge		100	2.86	35.00	86	8,580	3,003	11,790,648	1,374.28

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	3		55.00	165.00	10%	1,411	256,097
	2	7		65.00	455.00	10%	1,411	706,206
Terrace	2	10		72.00	720.00		1,277	919,440
	3	13		86.50	1,124.50		1,277	1,435,987
Semi	2	0		83.00	0.00		1,277	0
	3	16		97.00	1,552.00		1,277	1,981,904
Det	3	0		104.50	0.00		1,460	0
	4	13		115.00	1,495.00		1,460	2,182,700
	5	3		135.00	405.00		1,460	591,300
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	7		59.50	416.50	10%	1,411	646,450
	2	7		72.00	504.00	10%	1,411	782,258
Terrace	2	11		72.00	792.00		1,277	1,011,384
	3	7		86.50	605.50		1,277	773,224
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	3		115.00	345.00		1,460	503,700
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	4.082 2.857

Number	7	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 40 units, urban edge		40	1.14	35.00	85	3,417	2,989	4,691,147	1,373.09

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	55.00	55.00	10%	85,366
	2	3	65.00	195.00	10%	302,660
Terrace	2	4	72.00	288.00	1,277	367,776
	3	5	86.50	432.50	1,277	552,303
Semi	2	0	83.00	0.00	1,277	0
	3	7	97.00	679.00	1,277	867,083
Det	3	0	104.50	0.00	1,460	0
	4	5	115.00	575.00	1,460	839,500
	5	1	135.00	135.00	1,460	197,100
Flat 1 High*	1	0	55.00	0.00	1,455	0
Flat 2 High*	2	0	65.00	0.00	1,455	0
Flat 3 High*	3	0	80.00	0.00	1,455	0
Affordable			0.00		0	
Flat	1	3	59.50	178.50	10%	277,050
	2	3	72.00	216.00	10%	335,254
Terrace	2	4	72.00	288.00	1,277	367,776
	3	3	86.50	259.50	1,277	331,382
Semi	2	0	83.00	0.00	1,277	0
	3	0	97.00	0.00	1,277	0
Det	3	0	102.00	0.00	1,460	0
	4	1	115.00	115.00	1,460	167,900
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	1.474 1.143

Number	8	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium GF - 20 units, urban edge	20	0.57	35.00	89	1,772	3,100	2,440,278	1,377.52	

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	55.00	55.00	10%	85,366
	2	1	65.00	65.00	10%	100,887
Terrace	2	2	72.00	144.00	1,277	183,888
	3	3	86.50	259.50	1,277	331,382
Semi	2	0	83.00	0.00	1,277	0
	3	3	97.00	291.00	1,277	371,607
Det	3	0	104.50	0.00	1,460	0
	4	3	115.00	345.00	1,460	503,700
	5	1	135.00	135.00	1,460	197,100
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00		0	
Flat	1	1	59.50	59.50	10%	92,350
	2	1	72.00	72.00	10%	111,751
Terrace	2	2	72.00	144.00	1,277	183,888
	3	1	86.50	86.50	1,277	110,461
Semi	2	0	83.00	0.00	1,277	0
	3	0	97.00	0.00	1,277	0
Det	3	0	102.00	0.00	1,460	0
	4	1	115.00	115.00	1,460	167,900
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	0.609 0.571

Number	9	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium GF - 12 units, urban edge		12	0.40	30.00	85	1,024	2,560	1,403,795	1,370.89

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	1	65.00	65.00	10%	1,411
Terrace	2	1	72.00	72.00		1,277
	3	2	86.50	173.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	2	97.00	194.00		1,277
Det	3	0	104.50	0.00		1,460
	4	2	115.00	230.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	1	59.50	59.50	10%	1,411
	2	1	72.00	72.00	10%	1,411
Terrace	2	1	72.00	72.00		1,277
	3	1	86.50	86.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross	0.423
	Net	0.400

Number	10	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 300 units, urban area		300	4.00	75.00	72	21,610	5,403	30,516,157	1,412.13

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	19	55.00	1,045.00	10%	1,411
	2	39	65.00	2,535.00	10%	1,411
Terrace	2	59	72.00	4,248.00		1,277
	3	78	86.50	6,747.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	42	59.50	2,499.00	10%	1,411
	2	63	72.00	4,536.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	6.484
	Net	4.000



Number	11	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 125 units, urban area		125	1.04	120.00	70	8,698	8,350	12,587,571	1,447.26

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	16	55.00	880.00	10%	1,411
	2	24	65.00	1,560.00	10%	1,411
Terrace	2	16	72.00	1,152.00		1,277
	3	25	86.50	2,162.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	18	59.50	1,071.00	10%	1,411
	2	26	72.00	1,872.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross Net	2.077 1.042

Number	12	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 50 units, urban area		50	0.77	65.00	72	3,601	4,681	5,081,690	1,411.19

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	3	55.00	165.00	10%	1,411
	2	7	65.00	455.00	10%	1,411
Terrace	2	10	72.00	720.00		1,277
	3	13.0	86.50	1,124.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	7	59.50	416.50	10%	1,411
	2	10	72.00	720.00	10%	1,411
Terrace	2	0.0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross Net	1.183 0.769

Number	13	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium BF - 25 units, urban area		25	0.71	35.00	73	1,814	2,539	2,549,124	1,405.64

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	1		55.00	55.00	10%	1,411	85,366
	2	3		65.00	195.00	10%	1,411	302,660
Terrace	2	5		72.00	360.00		1,277	459,720
	3	7		86.50	605.50		1,277	773,224
Semi	2	0.0		83.00	0.00		1,277	0
	3	0.0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	4		59.50	238.00	10%	1,411	369,400
	2	5		72.00	360.00	10%	1,411	558,756
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0.0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.921
	Net	0.714

Number	14	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 155 units, rural area		155	3.88	40.00	91	14,152	3,652	19,801,963	1,399.28

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	10		86.50	865.00		1,277	1,104,605
Semi	2	10		83.00	830.00		1,277	1,059,910
	3	30		97.00	2,910.00		1,277	3,716,070
Det	3	30		104.50	3,135.00		1,460	4,577,100
	4	21		115.00	2,415.00		1,460	3,525,900
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	11		59.50	654.50	10%	1,411	1,015,849
	2	27		72.00	1,944.00	10%	1,411	3,017,282
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	11		83.00	913.00		1,277	1,165,901
	3	5		97.00	485.00		1,277	619,345
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Rural Area	Brown	Industrial
Area	Gross	3.875
	Net	3.875

Number	16	Units	NET Area	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium BF - 20 units, rural area	20		0.57	35.00	93	1,861	3,256	2,473,398	1,329.43

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	1	86.50	86.50		1,277
Semi	2	3	83.00	249.00		1,277
	3	4	97.00	388.00		1,277
Det	3	4	104.50	418.00		1,460
	4	1	115.00	115.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	3	72.00	216.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	4	97.00	388.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/ Brown	Alternative Use
Rural Area	Brown	Industrial
Area	Gross	0.737
	Net	0.571

Number	17	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small GF - 9 units, settlement edge	9		0.30	30.00	105	947	3,157	1,276,114	1,347.53

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	6	97.00	582.00		1,277
Det	3	0	104.50	0.00		1,460
	4	2	115.00	230.00		1,460
	5	1	135.00	135.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.300
	Net	0.300

Number	18	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small GF - 4 units, settlement edge		4	0.13	30.00	111	444	3,330	612,738	1,380.04

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	2	97.00	194.00		1,277
Det	3	0	104.50	0.00		1,460
	4	1	115.00	115.00		1,460
	5	1	135.00	135.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.133
	Net	0.133

Number	19	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Green Plot, settlement edge		1	0.02	50.00	135	135	6,750	197,100	1,460.00

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	1	135.00	135.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.020
	Net	0.020

Number	20	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small BF - 9 units, urban area		9	0.23	40.00	79	707	3,140	937,964	1,327.62

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	2		65.00	130.00	10%	1,411	201,773
Terrace	2	2		72.00	144.00		1,277	183,888
	3	5		86.50	432.50		1,277	552,303
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.225
	Net	0.225

Number	21	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small BF - 6 units, rural area		6	0.20	30.00	82	490	2,450	625,730	1,277.00

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	2		72.00	144.00		1,277	183,888
	3	4		86.50	346.00		1,277	441,842
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.250
	Net	0.200

Number	22	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Brown Plot, urban area		1	0.03	30.00	115	115	3,450	167,900	1,460.00

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.033
	Net	0.033

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	1		115.00	115.00		1,460	167,900
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

			Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22
			Large GF - 300 units, urban edge	Large GF - 100 units, urban edge	Large GF - 40 units, urban edge	Medium GF - 20 units, urban edge	Medium GF - 12 units, urban edge	Large BF - 300 units, urban area	Large BF - 125 units, urban area	Large BF - 50 units, urban area	Medium BF - 25 units, urban area	Large BF - 155 units, rural area	Medium BF - 20 units, rural area	Small GF - 9 units, settlement edge	Small GF - 4 units, settlement edge	Green Plot, settlement edge	Small BF - 9 units, urban area	Small BF - 6 units, rural area	Brown Plot, urban area
			Green Agricultural Urban Edge	Green Agricultural Urban Edge	Green Agricultural Urban Edge	Green Agricultural Urban Edge	Green Agricultural Urban Edge	Brown Industrial Urban Area	Brown Industrial Urban Area	Brown Industrial Urban Area	Brown Industrial Urban Area	Brown Industrial Rural Area	Brown Industrial Rural Area	Green Paddock Settlement Edge	Green Paddock Settlement Edge	Green Paddock Settlement Edge	Brown Industrial Urban Area	Brown Industrial Urban Area	Brown Industrial Urban Area
Green/brown field Use Locality	Gross	ha	12.24	4.08	1.47	0.61	0.42	6.48	2.08	1.18	0.92	3.88	0.74	0.30	0.13	0.02	0.23	0.25	0.03
	Net	ha	8.57	2.86	1.14	0.57	0.40	4.00	1.04	0.77	0.71	3.88	0.57	0.30	0.13	0.02	0.23	0.20	0.03
Units			300	100	40	20	12	300	125	50	25	155	20	9	4	1	9	6	1
Average Unit Size		m2	86.26	85.80	85.41	88.58	85.33	72.03	69.58	72.02	72.54	91.30	93.03	105.22	111.00	135.00	78.50	81.67	115.00
Price	Intermediate to Buy		11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%						
	Affordable Rent		23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%						
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%						
Grant and Subsidy	Market	£/m2	3,690	3,690	3,690	4,350	4,350	3,980	3,980	3,980	3,980	3,980	3,980	4,450	4,450	4,450	3,980	3,980	3,980
	Intermediate to Buy	£/m2	2,399	2,399	2,399	2,828	2,828	2,587	2,587	2,587	2,587	2,587	2,587	2,893	2,893	2,893	2,587	2,587	2,587
	Affordable Rent	£/m2	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900
Sales per Quarter	Social Rent	£/m2	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750
	Intermediate to Buy	£/unit																	
	Affordable Rent	£/unit																	
	Social Rent	£/unit																	
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	20,000	20,000	20,000	20,000	20,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	50,000	50,000	50,000	1,100,000	1,100,000	1,100,000
Up Lift %		%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Additional Uplift		£/ha	500,000	500,000	500,000	500,000	500,000							500,000	500,000	500,000			
Easements etc		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acquisition		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects		%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	1,375	1,374	1,373	1,378	1,371	1,412	1,447	1,411	1,406	1,399	1,329	1,348	1,380	1,460	1,328	1,277	1,460
CFSH		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Energy		£/m2	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Design		£/m2																	
Acc & Adpt		£/m2	10.0	10.0	10.0	8.0	8.0	10.0	10.0	10.0	10.0	10.0	10.0						
Over-extra 3		£/m2																	
Small Sites		%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	6%	13%	13%	6%	6%	13%
Site Costs		%												10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Pre CIL s106		£/Unit	21,473	21,473	21,473	23,257	23,257	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920
Post CIL s106		£/Unit	21,473	21,473	21,473	23,257	23,257	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920
CIL Rate		£/m2	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42
LIT		%	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%
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%
Abnormals		%						5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				5.00%	5.00%	5.00%
		£/site																	
FINANCE	Fees	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£	229,000	135,000	70,000	45,000	26,000	298,000	135,000	78,000	42,000	223,000	28,000	30,000	15,000	5,000	22,000	16,000	4,000
SALES	Agents	%	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%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit	% of costs (before interest)		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	% of GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

SITE NAME	Site S		Large GP - 300 units, urban edge				
	Ax Size ac±		Number Units		Price \$/sq ft	GDP \$ mil.	GIA ac±
INCOME							
Market Housing	91.5	68%	195		3,890	65,846,205	17,845
Shared Ownership	78.5	12%	35		2,399	6,357,368	2,651
Affordable Rent	78.5	23%	70		2,300	15,606,176	5,381
Social Rent	78.5	0%	0		1,750	0	0
Grant and Subsidy						0	0
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Sales per Quarter	0	
Unit Build Time	3	Quarters

Residual Land Value	9,325,382	1,087,961	761,573
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Plus /ha	500,000	6,122,449	500,000
Viability Threshold		6,416,327	534,000

Additional Profit	6,476,001	974
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DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	31,085		
	Stamp Duty		455,769	
	Esplanade etc.		0	2,362,362
	Legals Acquisition	1.50%	199,881	595,650
PLANNING				
	Planning Fee		150,000	
	Architects	6.00%	3,119,372	
	CE / PM	0.50%	261,814	
	Planning Consultants	1.00%	523,229	
	Other Professional	2.50%	1,308,072	5,362,287
CONSTRUCTION				
	Built Cost - BCIS Based	1,612	41,708,106	
	+10% / CL		9,572,265	
	Contingency	2.50%	1,042,703	
	Abnormals		0	52,322,873
FINANCE				
	Fees		0	
	Interest	6.00%		
	Legal and Valuation		229,000	229,000
SALES				
	Agents	3.0%	2,634,292	
	Legals	0.5%	439,049	
	Misc.		0	9,073,341
				79,828,533
Developers Profit				
	% of (costs before interest)	20.00%		14,566,707
	% of GGV	0.00%		6

Planning fee calc			
	dwgs	rate	
Planning app fee	300		
No dwgs under 50	250	462	115,500
No dwgs over 50	250	138	34,500
		<b>Total</b>	<b>150,000</b>

<b>Build Cost</b>	/m2	
BCIS	1,375	
CISH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	206	15%
	<b>1,612</b>	

<b>Stamp duty calc - Residual</b>	
Land payment	9,325,382
<b>Total</b>	<b>455,789</b>

Stamp duty calc - Add Profit			
Land payment			6,416,327
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	

Pre CIL s106	21,473	£/ Unit (all)	
		Total	6,441,783

LIT	% GDV	
	0.00%	0

Post CIL s106	21,473	£/ Unit (all)	6,441,783
CIL	175	£/m2	3,130,282
		<b>Total</b>	<b>9,572,065</b>

RESIDUAL CASH FLOW FOR INTEREST																									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	
INCOME																									
LIMITS Standard	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing	5,487,184	10,974,368	10,974,368	10,974,368	10,974,368	10,974,368	10,974,368	5,487,184	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership	529,791	1,059,581	1,059,581	1,059,581	1,059,581	1,059,581	1,059,581	529,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent	1,300,515	2,601,029	2,601,029	2,601,029	2,601,029	2,601,029	2,601,029	1,300,515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL INCOME	7,317,479	14,634,958	14,634,958	14,634,958	14,634,958	14,634,958	14,634,958	7,317,479	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	455,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Estimate etc	139,881	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals Acquisition	150,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Fee	3,139,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architects	261,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
QS	523,228	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Consultants	1,308,072	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Built Cost - BCS Base	156,514	3,475,675	6,951,351	6,951,351	6,951,351	6,951,351	6,951,351	3,475,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POTENTIAL CL	1,241,128	1,777,984	1,777,984	1,777,984	1,777,984	1,777,984	1,777,984	1,241,128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	86,862	173,794	173,794	173,794	173,794	173,794	86,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0	219,524	439,049	439,049	439,049	439,049	439,049	219,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal and Valuation	0	36,987	73,175	73,175	73,175	73,175	73,175	36,987	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents	0	219,524	439,049	439,049	439,049	439,049	439,049	219,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	36,987	73,175	73,175	73,175	73,175	73,175	36,987	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTALS BEFORE LAND INT AND PROFIT	6,163,451	5,059,888	9,415,303	9,415,303	9,415,303	9,415,303	9,415,303	6,163,451	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Value																									
Land	9,325,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest	0	941,330	862,350	800,911	290,918	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cash Flow	15,688,533	0	1,316,341	4,357,308	5,168,544	4,928,738	5,219,656	5,923,969	2,961,985	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balance	15,688,533	14,372,402	-10,915,195	-8,849,641	80,086	5,299,752	11,223,722	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	
Closing Balance	15,688,533	14,372,402	-10,915,195	-8,849,641	80,086	5,299,752	11,223,722	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	14,185,707	
CASH FLOW FOR CL ADDITIONAL PROFIT																									
INCOME																									
As Above	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL INCOME	0	7,317,479	14,634,958	14,634,958	14,634,958	14,634,958	14,634,958	7,317,479	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Land	6,416,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stamp Duty	320,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Estimate etc	96,245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals Acquisition	150,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Fee	3,139,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architects	261,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
QS	523,228	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Consultants	1,308,072	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Built Cost - BCS Base	0	3,475,675	6,951,351	6,951,351	6,951,351	6,951,351	6,951,351	3,475,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POTENTIAL CL	894,613	894,613	894,613	894,613	894,613	894,613	894,613	894,613	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Post CL 11/06	528,815	1,059,631	1,059,631	1,059,631	1,059,631	1,059,631	1,059,631	528,815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	86,862	173,794	173,794	173,794	173,794	173,794	86,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	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	0	
Agents	0	219,524	439,049	439,049	439,049	439,049	439,049	219,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	36,987	73,175	73,175	73,175	73,175	73,175	36,987	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTALS BEFORE LAND INT AND PROFIT	13,279,288	5,199,197	9,545,601	9,545,601	9,545,601	9,545,601	9,545,601	5,199,197	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For CL calculation																									
Interest	796,757	716,900	454,574	176,487	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cash Flow	13,279,288	1,330,615	-3,972,436	-4,634,783	4,912,870	5,089,867	5,089,357	2,127,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balance	-13,279,288	-11,948,673	-12,576,238	-2,941,454	1,911,416	7,060,773	13,150,130	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	14,277,550	



[illegible]

Year	Year 3	Year 4
% of GDP	0.00%	0

Pre CIL s106	21,473	£/ Unit (all)	
		<b>Total</b>	<b>2,147,261</b>
Post CIL s106	21,473	£/ Unit (all)	2,147,261
CIL	175	£/m2	1,037,872
		<b>Total</b>	<b>3,185,133</b>

LIT	% GDV
	0.00%

[illegible]

DEVELOPMENT COSTS			
LAND		Acres or m2	Total
	Land	27.162	1,700,481
	Stamp Duty		43,924
	Essentials etc.		0
	Legals Acquisition	1.50%	16,297
			60,121
PLANNING			
	Planning Fee		16,480
	Architects	6.00%	414,607
	QEI / PM	0.50%	34,561
	Planning Consultants	1.00%	69,121
	Other Professional	2.50%	172,730
			709,499
CONSTRUCTION			
	Build Cost - RCIS Based	1.610	5,499,812
	+15% / CL		1,272,908
	Contingency	2.50%	137,496
	Abnormals		6,910,115
FINANCE			
	Fees		0
	Interest	6.00%	70,000
	Legal and Valuation		70,000
SALES			
	Agents	3.0%	347,908
	Legals	0.5%	57,385
	Misc		405,892
			9,242,181
Developers Profit			
	% of costs (before interest)	20.00%	1,848,421
	% of cost	0.00%	

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	40		
No dwgs under 50	40	462	18,480
No dwgs over 50	0	138	0
		<b>Total</b>	<b>18,480</b>

Stamp duty calc - Residual	
Land payment	1,096,483
Total	(3,524)

Stamp duty calc - Add Profit			
Land payment			772,406
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		<b>Total</b>	38,600

Pre CIL s106	21,473	£/ Unit (all)	
		Total	858,904

Post CIL s106	21,473	£/ Unit (all)	858,904
CIL	175	£/m2	413,903
		<b>Total</b>	<b>1,272,808</b>

Build Cost	/m <sup>2</sup>	
BCIS	1,373	
CRSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	206	15%
	<b>1,610</b>	

LIT	% GDV	
	0.00%	0

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SITE NAME									
Site 9 Medium GP - 12 units urban edge									
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2			
Market Housing	91.8	65%	8	4,350	3,113,078	716			
Shared Ownership	72.5	12%	1	2,838	284,121	100			
Affordable Rent	72.5	23%	3	2,930	591,644	204			
Social Rent	72.5	0%	0	1,750	0	0			
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0	0	0			
SITE AREA - Net	0.40	ha	30	ha	3,988,842	1,000			
SITE AREA - Gross	0.42	ha	28	ha					

Sales per Quarter	0	Quarters
Site Build Time	0	Quarters

Residual Land Value	Whole Site	Per ha NET	Per ha GROSS
£73,559	1,683,939	1,593,115	

20% Addictive Use Value	£4,458	21,000
uplift	1,691	4,000
Plus/ha	71,452	20,000

Viability Threshold	£21,547	£24,999
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Additional Profit	£15,933	£54
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RUN Residual MACRO cetera Closing balance = 0

RUN CL MACRO cetera Closing balance = 0

Check on phasing steps note correct

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
Land			56,131	£73,559
Stamp Duty				
Estimate etc.				
Legal Acquisition	1.50%	10,104	33,382	
PLANNING				
Planning Fee		5,544		
Architects	6.00%	124,988		
QS / PM	0.50%	16,416		
Planning Consultants	1.00%	20,831		
Other Professional	2.50%	52,079	213,858	
CONSTRUCTION				
Build Cost - BCIS Based	1.60%	1,637,582		
110% / CL		404,619		
Contingency		40,940		
Abnormals	2.50%	0	2,083,140	
FINANCE				
Fees		0		
Interest	6.00%	26,000	26,000	
Legal and Valuation				
SALES				
Agents	3.0%	119,665		
Legals	0.5%	19,944		
Misc.		0	139,609	3,185,455
Developers Profit	% of costs (before interest)	20.00%		£31,850
	% of GDV	0.00%		0

Planning fee calc	days	rate	
Planning fee No	12	462	5,544
No days under 50	12	138	0
No days over 50	0		5,544
Total			

Stamp duty calc - Residual		
Land payment		£73,559
Total		£73,559

Stamp duty calc - Add Profit		
Land payment		£73,559
150,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	0%
above	5%	4%
Total		£8,892

Pre CL s106	23,257	£/unit (all)	279,079
		Total	279,079

Post CL s106	23,257	£/unit (all)	279,079
CIL	175	£/m2	125,539
		Total	404,619

Build Cost	m2	
BCIS	1,371	1.00%
CPIH	14	
Energy	7	
Design	8	
Arch & Build	8	
Over-sets 3	0	0%
Small Sites	0	15%
Site Costs	206	
	1,495	

LIT	% GDV
	0.00%
	0

RESIDUAL CASH FLOW FOR INTEREST									
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Market Housing	0	0	0	0	779,269	779,269	779,269	779,269	0
Shared Ownership	0	0	0	0	71,030	71,030	71,030	71,030	0
Affordable Rent	0	0	0	0	147,911	147,911	147,911	147,911	0
Social Rent	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	997,211	997,211	997,211	997,211	0
EXPENDITURE	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Stamp Duty	23,178	0	0	0	0	0	0	0	0
Estimate etc.	0	0	0	0	0	0	0	0	0
Legal Acquisition	10,104	0	0	0	0	0	0	0	0
Planning Fee	5,544	0	0	0	0	0	0	0	0
Architects	62,484	42,484	0	0	0	0	0	0	0
QS	5,208	5,208	0	0	0	0	0	0	0
Planning Consultants	10,416	10,416	0	0	0	0	0	0	0
Other Professional	26,039	26,039	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	136,465	272,930	409,396	409,396	272,930	136,465	0	0
110%CL	0	23,257	46,514	69,770	69,770	46,514	23,257	0	0
Contingency	0	3,412	6,823	10,235	10,235	6,823	3,412	0	0
Abnormals	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0
Legal and Valuation	26,000	0	0	0	0	0	0	0	0
Agents	0	0	0	0	29,916	29,916	0	0	0
Legals	0	0	0	0	4,986	4,986	0	0	0
Misc.	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	168,883	0	287,236	338,837	489,400	517,647	359,416	198,636	0
For Residual Valuation	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Land	£73,559	12,638	12,638	17,080	22,367	30,044	38,259	29,716	18,174
Interest	0	0	0	0	0	0	0	0	0
Profit on Costs	0	0	0	0	0	0	0	0	0
Profit on GDV	0	0	0	0	0	0	0	0	0
Cash Flow	-842,551	-12,638	-260,118	-355,850	-511,768	-547,691	-569,536	-769,459	915,888
Opening Balance	842,551	-855,189	-1,115,308	-1,481,158	-2,002,826	-2,550,516	-3,109,052	-3,678,511	-4,258,360
Closing Balance									
CASH FLOW FOR CL ADDITIONAL PROFIT									
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME	0	0	0	0	0	0	0	0	0
EXPENDITURE	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Land	221,547	0	0	0	0	0	0	0	0
Stamp Duty	8,862	0	0	0	0	0	0	0	0
Estimate etc.	0	0	0	0	0	0	0	0	0
Legal Acquisition	3,323	0	0	0	0	0	0	0	0
Planning Fee	5,544	0	0	0	0	0	0	0	0
Architects	62,484	42,484	0	0	0	0	0	0	0
QS	5,208	5,208	0	0	0	0	0	0	0
Planning Consultants	10,416	10,416	0	0	0	0	0	0	0
Other Professional	26,039	26,039	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	136,465	272,930	409,396	409,396	272,930	136,465	0	0
POTENTIAL CL	0	23,257	46,514	69,770	69,770	46,514	23,257	0	0
Post CL s106	0	3,412	6,823	10,235	10,235	6,823	3,412	0	0
Contingency	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0
Legal and Valuation	26,000	0	0	0	0	0	0	0	0
Agents	0	0	0	0	29,916	29,916	0	0	0
Legals	0	0	0	0	4,986	4,986	0	0	0
Misc.	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	359,433	0	549,325	589,426	489,400	489,400	384,426	244,548	0
For CL calculation	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Land	£73,559	12,638	12,638	17,080	22,367	30,044	38,259	29,716	18,174
Interest	0	0	0	0	0	0	0	0	0
Profit on Costs	0	0	0	0	0	0	0	0	0
Profit on GDV	0	0	0	0	0	0	0	0	0
Cash Flow	-369,433	-5,541	-555,150	-596,119	-512,040	-520,025	-574,359	-722,852	943,341
Opening Balance	369,433	-374,974	-930,125	-1,526,324	-2,041,661	-2,561,687	-3,136,046	-3,858,898	-4,582,240
Closing Balance									

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DEVELOPMENT COSTS			
LAND		Unit or m2	Total
	Land	28,836	8,655,699
	Stamp Duty		422,036
	Essentials etc.		0
	Legal Acquisition	1.50%	129,780
			551,795
PLANNING			
	Planning Fee		150,000
	Architects	6.00%	2,674,521
	Q2 / PM	0.50%	222,877
	Planning Consultants	1.00%	445,754
	Other Professional	2.50%	1,114,384
			4,607,335
CONSTRUCTION			
	Build Cost - BCIS Based	1.655	35,761,112
	+15% / CL		5,232,606
	Contingency	5.00%	1,788,300
	Abnormals		1,788,306
			44,575,352
FINANCE			
	Fees		0
	Interest	6.00%	
	Legal and Valuation		298,000
			298,000
SALES			
	Agents	3.0%	2,330,591
	Legals	0.5%	388,417
	Misc		0
			2,719,017
			61,402,289
Developers Profit			
	% of costs (before interest)	20.00%	
	% of GCV	0.00%	12,389,436

<b>Planning fee calc</b>			
Planning app fee	diags	rate	
No diags	300		
No diags under 50	250	462	115,500
No diags over 50	250	138	34,500
		<b>Total</b>	<b>150,000</b>

<b>Stamp duty calc - Residual</b>	
Land payment	8,650,690
<b>Total</b>	<b>422,034</b>

Stamp duty calc - Add Profit			
Land payment			8,558,880
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		<b>Total</b>	427,944

Pre CIL s106	8,920	£/ Unit (all)	
		Total	<b>2,675,883</b>
Post CIL s106	8,920	£/ Unit (all)	2,675,883
CIL	175	£/m2	2,556,747

Build Cost	/m2	
BCIS	1,412	
CFSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	212	15%
	<b>1,655</b>	

LIT	% GDV	
	0.00%	0

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[illegible]

<b>Panning fee calc</b>			
Planning app fee	dwgs	rate	
No dwgs	125		34,860
No dwgs under 50	75	462	10,350
No dwgs over 50	75	138	10,350
		<b>Total</b>	<b>45,560</b>
<b>Stamp duty calc - Residual</b>			
Land payment			\$ 3,194,442
		<b>Total</b>	<b>1,687,722</b>
<b>Stamp duty calc - Add Profit</b>			
Land payment			<b>2,741,200</b>
125,000	0%	1%	
200,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	6%	
		<b>Total</b>	<b>(37,600)</b>
<b>Pre CLIL \$106</b>	<b>8,920</b>	<b>Z' Unit (all)</b>	<b>1,114,851</b>
<b>Post CLIL \$106</b>	<b>8,920</b>	<b>Z' Unit (all)</b>	<b>1,114,851</b>
	<b>175</b>	<b>Env'd</b>	<b>(1,013,070)</b>
		<b>Total</b>	<b>2,107,531</b>

<b>Build Cost</b>	/m2	
BCIS	1,447	
CTSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	217	15%
<b>1,696</b>		

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Sales per Quarter		0								
Unit Build Time		3	Quarters							
			Whole Size	Per to NET	Per to GROSS					
Residual Land Value			1,341,554	1,342,988	1,342,988			RUN Residual MACRO cstr/	Closing balance =	0
Alternative Use Value			1,301,554		1,100,000					
Uplift		20%	260,311		220,000			RUN CIL MACRO cstr/	Closing balance =	0
Plus/Min		0			0					
			Viability Threshold	1,561,895	1,320,000					
								Check on phasing stage nos		
								correct		
			End							
Additional Profit			332,174	137						

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	50		
No dwgs under 50	50	462	23,100
No dwgs over 50	0	138	0
		<b>Total</b>	<b>23,100</b>

<b>Build Cost</b>	/m2	
BCIS	1,411	
CTSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	212	15%
	<b>1,664</b>	

Stamp duty calc - Add Profit		
Land payment		1,561,865
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%

LIT	% GDV	
	0.00%	

Post CIL s106	8,920	E/ Unit (all)	445,981
CIL	175	E/m2	425,772
		<b>Total</b>	<b>871,753</b>

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<b>Planning fee calc</b>			
Planning app fee	depts	rate	
No depts	25		11,500
No depts under 50	25	462	11,550
No depts over 50	0	138	0
		<b>Total</b>	<b>11,688</b>

<b>Stamp duty calc - Residual</b>	
Land payment	794,812
	<b>Total</b> 794,812

<b>Stamp duty calc - Add Profit</b>			
Land payment			1,296,097
125,000	0%	1%	
250,000	0%	1%	
500,000	3%	4%	
1,000,000	4%	4%	
above	5%	<4%	
	<b>Total</b>		<b>48,466</b>

Pre CIL 155k	8,930	E/ Unit (est)	
		<b>Total</b>	<b>222,390</b>

Post CIL 150k	8,930	E/ Unit (est)	222,390
CIL	175	£m2	216,658
	<b>Total</b>	<b>Total</b>	<b>439,048</b>

LIT	% GDV	
	0.00%	0

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Sales per Quarter	0				
Unit Built Time	3	Quarters			
		Whole Site	Per ha NET	Per ha GROSS	
Residual Land Value		£,986,144	1,795,873	1,795,873	RUN Residual MACRO cashflow Closing balance = 0
Alternative Use Value		£,262,500		1,100,000	RUN CIL MACRO cashflow Closing balance = 0
Liquid	20%	852,500		220,000	
Plus/Min		0	0	0	
Viability Threshold		£,115,000		1,338,000	Check on phasing design no correct
			£,ind		
Additional Profit		£,616,954	357		

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	42,549	319,257	8,136,147
	Stamp Duty		0	
	Easements etc.		0	
	Legals Acquisition	1.50%	98,927	418,185
PLANNING				
	Planning Fee		63,000	
	Architects	6.00%	1,720,769	
	CEI / FPA	0.00%	143,397	
	Planning Consultants	1.00%	286,795	
	Other Professional	2.50%	718,987	2,930,949
CONSTRUCTION				
	Build Cost - BCIS Based	1.840	23,199,972	
	x108 / DCL		3,159,620	
	Contingency	5.00%	1,159,999	
	Abnormality		1,159,999	28,679,489
FINANCE				
	Fees		0	
	Interest	6.00%		
	Legal and Valuation		223,000	223,000
SALES				
	Agents	3.0%	1,548,370	
	Legals	0.5%	257,728	
	Editor		0	1,806,098
				45,655,868
Developers Profit	% of costs (before interest)	20.00%		9,136,174
	% of GDV	0.00%		

Planning fee calc	dws	rate	
Planning app fee			
No dws	155		
No dws under 50	105	462	48,510
No dws over 50	105	138	14,490
		<b>Total</b>	<b>63,000</b>

<b>Stamp duty calc - Residual</b>	
Land payment	6,595,147
<b>Total</b>	<b>319,257</b>

Stamp duty calc - Add Profit			
Land payment			5,115,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		<b>Total</b>	266,750

Pre CIL s106	8,920	E/ Unit (all)	
		Total	1,382,540

Post CIL s106	8,920	£/ Unit (all)	1,382,540
CIL	175	£/m <sup>2</sup>	1,776,981
		<b>Total</b>	<b>3,159,521</b>

Build Cost	/m2	
BCIS	1,399	
CISH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	210	15%
	<b>1,640</b>	

LIT	% GDV
	0.00%

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SITE NAME							
Site 16 Medium BP - 20 units rural area							
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2	
Market Housing	96.7	65%	13	3,980	5,000,670	1,257	
Shared Ownership	86.3	12%	2	2,587	515,641	199	
Affordable Rent	86.3	23%	5	2,990	1,173,572	405	
Social Rent	86.3	0%	0	1,780	0	0	
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent				0 0 0		
SITE AREA - Net	0.57	ha	35	ft2	6,690,983	1,861	
SITE AREA - Gross	0.74	ha	27	ft2			

Sales per Quarter	0	Quarters
Sale Build Time	0	

Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,031,659	1,339,763
10/17.25	1,100,000	
162.146	220,000	
20%	110,000	
Plus/ha	0	

Viability Threshold	972,878	1,330,000
End		

Additional Profit	253,639	213
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RUN Residual MACRO enter

RUN CIL MACRO enter

Check on pricing dwgs not correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	41,083	1,031,659	
Stamp Duty	51,563		
Expenditure etc			
Legals Acquisition	15,475	56,559	
PLANNING			
Planning Fee	9,240		
Architects	6,007	215,379	
QS / PM	8,974	17,348	
Planning Consultants	1,007	35,897	
Other Professional	2,597	89,741	368,205
CONSTRUCTION			
Build Cost - BCIS Based	1,559	2,800,770	
+10% / CIL		398,807	
Contingency	5,007	145,038	
Abnormals		3,588,454	
FINANCE			
Fee		0	
Interest	6,007	28,000	
Legal and Valuation		28,000	
SALES			
Agents	3,007	200,702	
Legals	0,507	33,450	
Misc		0	
Developers Profit		234,153	5,388,249
% of costs (before interest)	20.00%		1,061,648
% of GDV	0.00%		0

Planning fee calc	dwgs	rate	
Planning fee fee	20	462	9,240
No dwgs	20	138	0
No dwgs under 50	0		0
No dwgs over 50	0		0
Total			9,240

Build Cost	/m2	
BCIS	1,330	
CSH	13	1.00%
Energy	7	
Design	0	
Acc A Abst	10	
Over-rets 3	0	
Small Sites	199	0%
Site Costs	1,059	15%

Stamp duty calc - Residual		
Land payment	1,031,659	
Total	01,083	

Stamp duty calc - Add Profit		
Land payment	1,031,659	972,878
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		48,844

Pre CIL s106	8,920	£/ Unit (net)	
Total			179,392

LIT	% GDV	0
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Post CIL s106	8,920	£/ Unit (net)	
CIL	175	£/m2	220,415
Total			398,807

RESIDUAL CASH FLOW FOR INTEREST			
	Q1	Q2	Q3
INCOME			
Market Housing	0	0	0
Shared Ownership	0	0	0
Affordable Rent	0	0	0
Social Rent	0	0	0
Grant and Subsidy	0	0	0
INCOME	0	0	0
EXPENDITURE			
Stamp Duty	41,083		
Expenditure etc	0		
Legals Acquisition	15,475		
Planning Fee	9,240		
Architects	107,690		
QS	8,974		
Planning Consultants	17,348		
Other Professional	44,871		
Build Cost - BCIS Base	0	145,038	200,077
+10% CIL	0	26,759	39,881
Contingency	0	7,252	14,504
Abnormals	0	7,252	14,504
Finance Fees	0	0	0
Legal and Valuation	28,000	0	0
Agents	0	0	0
Legals	0	0	0
Misc	0	0	0
COSTS BEFORE LAND INT AND PROFIT	273,281	0	347,345
For Residual Valuation	1,031,659	19,574	19,868
Interest	0	0	0
Profit on Costs	0	0	0
Profit on GDV	0	0	0
Cash Flow	-1,304,350	-19,574	-367,813
Opening Balance	-1,304,350	-1,324,526	-1,692,337
Closing Balance	-1,304,350	-1,324,526	-2,070,688

CASH FLOW FOR CIL ADDITIONAL PROFIT			
	Q1	Q2	Q3
INCOME			
Market Housing	0	0	0
Shared Ownership	0	0	0
Affordable Rent	0	0	0
Social Rent	0	0	0
Grant and Subsidy	0	0	0
INCOME	0	0	0
EXPENDITURE			
Stamp Duty	41,083		
Expenditure etc	0		
Legals Acquisition	15,475		
Planning Fee	9,240		
Architects	107,690		
QS	8,974		
Planning Consultants	17,348		
Other Professional	44,871		
Build Cost - BCIS Base	0	145,038	200,077
+10% CIL	0	26,759	39,881
Contingency	0	7,252	14,504
Abnormals	0	7,252	14,504
Finance Fees	0	0	0
Legal and Valuation	28,000	0	0
Agents	0	0	0
Legals	0	0	0
Misc	0	0	0
COSTS BEFORE LAND INT AND PROFIT	1,252,837	0	404,659
For CIL calculation	18,793	19,074	25,451
Interest	0	0	0
Profit on Costs	0	0	0
Profit on GDV	0	0	0
Cash Flow	-1,252,837	-18,793	-425,124
Opening Balance	-1,252,837	-1,271,630	-1,696,754
Closing Balance	-1,252,837	-1,271,630	-2,121,878

SITE NAME		Site 17		Small GP - 3 units, settlement edge			
INCOME	Av Size	%	Number	Price	GDV	GIA	
	sq ft		%	\$/sq ft	mil	ac	
Market Housing	105.2	100%	9	4,450	4,214,150	947	
Shared Ownership	105.2	0%	0	2,803	0	0	
Affordable Rent	105.2	0%	0	2,900	0	0	
Social Rent	105.2	0%	0	1,750	0	0	
Grant and Subsidy		Shared Ownership			0	0	
		Affordable Rent			0	0	
		Social Rent			0	0	
SITE AREA - Net	0.30	ha	30				
SITE AREA - Gross	0.30	ha	30		4,214,150	947	

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Sale	Partial Net	Partial Gross
Residual Land Value	1,124,756	3,749,188	3,749,188

Alternative Cost Value		15,000	50,000
Uplift	20%	3,000	10,000
	Plus /ha	500,000	150,000
		150,000	500,000

Viability Threshold	168,000	560,000
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	E/m2	
Additional Roof	1 000 435	1 568

RUN CIL MACRO ctrl+i

correct

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	124,973	45,738	1,134,258
	Stamp Duty		15,871	
	Essements etc.		8,071	
	Legal Acquisition	1.50%		62,859
PLANNING				
	Planning Fee		4,158	
	Architects	6.00%	107,214	
	CI / PM /	0.50%	8,918	
	Planning Consultants	0.50%	17,836	
	Other Professional	2.50%	44,589	182,515
CONSTRUCTION				
	Build Cost - BCB Based	1.884	1,459,882	
	s108 / CIL		248,389	
	Contingency	2.50%	37,492	
	Abnormals		0	1,783,574
FINANCE				
	Fees		0	
	Interest	6.00%		
	Legal and Valuation		30,000	30,000
SALES				
	Agents	3.0%	126,425	
	Legals	0.5%	21,071	
	Misc.		0	147,496
				3,330,859
Developers Profit				
	% of costs (Before interest)	20.00%		666,398
	% of GGV	0.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	9		
No dwgs under 50	9	462	4,158
No dwgs over 50	0	138	0
		Total	4,158

Stamp duty calc - Residual	
Land payment	1,124,756
<b>Total</b>	<b>45,738</b>

Stamp duty calc - Add Profit			
Land payment			168,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	

Pre CIL s106	8,920	£/ Unit (all)
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Post CIL s106	8,920	E/ Unit (all)	80,276
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<b>Build Cost</b>	/m2	
BCIS	1,348	
CFSH	13	1.00%
Energy	7	
Design	0	
Acc & Adpt	0	
Over-extra 3	0	
Small Sites	81	6%
Site Costs	135	10%
	<b>1,584</b>	

LIT	% GDV
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RESIDUAL CASH FLOW FOR INTEREST		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		G1	G2	G3	G4	G1	G2	G3	G4	G1	G2	G3	G4	G1	G2	G3	G4	G1	G2	G3	G4	G1	G2	G3	G4
<b>INCOME</b>																									
UNIT'S Shared																									
Market Housing																									
Shared Ownership																									
Affordable Rent																									
Social Rent																									
Grant and Subsidy																									
<b>TOTAL INCOME</b>																									
<b>EXPENDITURE</b>																									
Stamp Duty																									
Equipment etc.																									
Legals Acquisition																									
Planning Fee																									
Architects																									
QS																									
Planning Consultants																									
Other Professional																									
Build Cost - BCIS Base																									
POTENTIAL CL																									
Contingency																									
Abnormalities																									
Finance Fees																									
Legal and Valuation																									
Agents																									
Legals																									
Misc																									
<b>COSTS BEFORE LAND INT AND PROFIT</b>																									
<b>For Residual Valuation</b>																									
Land Interest Profit on Costs Profit on GDV																									
Cash Flow Opening Balance Closing Balance																									
<b>CASH FLOW FOR CL ADDITIONAL PROFIT</b>																									
<b>INCOME</b>																									
As Above																									
<b>EXPENDITURE</b>																									
Land																									
Stamp Duty																									
Equipment etc.																									
Legals Acquisition																									
Planning Fee																									
Architects																									
QS																									
Planning Consultants																									
Other Professional																									
Build Cost - BCIS Base																									
POTENTIAL CL																									
Contingency																									
Abnormalities																									
Finance Fees																									
Legal and Valuation																									
Agents																									
Legals																									
Misc																									
<b>COSTS BEFORE LAND INT AND PROFIT</b>																									
<b>For CL calculation</b>																									
Interest Profit on cost Profit on GDV																									
Cash Flow Opening Balance Closing Balance																									



[illegible]

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	136,133		136,133
	Stamp Duty		0	
	Essentials etc.		0	
	Legals Acquisition	1.50%	2,042	2,042
PLANNING				
	Planning Fee		462	
	Architects	6.00%	17,045	
	QS / PM	0.50%	1,430	
	Planning Consultants	1.00%	2,841	
	Other Professional	2.50%	7,102	28,870
CONSTRUCTION				
	Build Cost - ICIS Based	1,817	246,349	
	±10% CL		32,861	
	Contingency	2.50%	6,134	
	Abnormals		0	284,084
FINANCE				
	Fees		0	
	Interest	6.00%		
	Legal and Valuation		5,000	5,000
SALES				
	Agents	3.0%	18,023	
	Legals	0.5%	3,004	
	Misc		0	21,025
				477,116
Developers Profit				
	% of costs (before interest)	20.00%		95,423
	% of GGV	0.00%		
				95,423

<b>Stamp duty calc - Residual</b>	
Land payment	136,133
Total	0

Pre CIL s106	8,920	E/ Unit (all)	
		Total	8,920

Post CIL s106	8,920	£/ Unit (all)	8,920
CIL	175	£/m2	23,682
		<b>Total</b>	<b>32,601</b>

Build Cost	/m2	
BCIS	1,460	
CRSH	15	1.00%
Energy	7	
Design	0	
Acc & Adpt	0	
Over-extra 3	0	
Small Sites	190	13%
Site Costs	146	10%

LIT	% GDV	
	0.00%	0

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SITE NAME	Site 20		Small RF - 9 units, urban area			
	Az Size sq ft	% of total	Number of Units	Price \$/sq ft	GDV \$	GIA sq ft
INCOME						
Market Housing	78.6	100%	9	3,980	2,811,870	707
Shared Ownership	78.6	0%	0	2,587	0	0
Affordable Rent	78.6	0%	0	2,300	0	0
Social Rent	78.6	0%	0	1,750	0	0
Grant and Subsidy						
	Shared Ownership				0	
	Affordable Rent				0	
	Social Rent				0	
SITE AREA - Net	0.23	ha	40	ha		
SITE AREA - Gross	0.23	ha	40	ha	2,811,870	707

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	527,429	2,344,128	2,344,128

Uplift	20%	49,500	220,000
Plus/ha	0	0	0

viability threshold	297,000	1,320,000
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Additional Profit	362,614	513
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DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	58.0/3		572,200
	Stamp Duty		15,871	
	Exemptions etc.		0	
	Legal Acquisition	1.50%	7,911	23,783
<b>PLANNING</b>				
	Planning Fee		4,158	
	Architects	6.00%	86,000	
	QS / PM	0.50%	7,084	
	Planning Consultants	5.00%	14,168	
	Other Professional	2.50%	36,420	145,839
<b>CONSTRUCTION</b>				
	Build Cost - BCS Based	1.560	1,102,363	
	10% / CL		204,211	
	Contingency	5.00%	55,118	
	Abnormals		55,118	1,416,810
<b>FINANCE</b>				
	Fees		0	
	Interest	6.00%		
	Legal and Valuation		22,000	22,000
<b>SALES</b>				
	Agents	3.0%	84,356	
	Legals	0.5%	14,059	
	Other		0	98,415
				<b>3,224,379</b>
<b>Developers Profit</b>				
	% of costs (before interest)	20.00%		
	Net Profit	0.00%		646,879

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	9		
No dwgs under 50	9	462	4,158
No dwgs over 50	0	138	0
		<b>Total</b>	<b>4,158</b>

Stamp duty calc - Residual		
Land payment		527,428
	Total	15,67

Stamp duty calc - Add Profit			
Land payment			297,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	0%	
above	5%	4%	
		<b>Total</b>	11.88%

Pre CIL s106	8,920	£/ Unit (all)	
		Total	80.27

Post CIL s106	8,920	£/ Unit (all)	80,276
CIL	175	£/m2	123,934
		<b>Total</b>	<b>204,210</b>

<b>Build Cost</b>	/m2	
BCIS	1,328	
CFSH	13	1.00
Energy	7	
Design	0	
Acc & Adpt	0	
Over-extra 3	0	
Small Sites	80	6
Site Costs	133	10
	<b>1,560</b>	

LIT	% GDV
	0.00%

RESIDUAL CASH FLOW FOR INTEREST																									
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME																									
LWTS Sustain																									
Market Housing																									
Shared Ownership																									
Affordable Rent																									
Social Rent																									
Grant and Subsidy																									
INCOME	0	0	0	0	0	0	937,290	937,290	937,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	15,871																								
Leases etc.	0																								
Legals Acquisition	7,911																								
Planning Fee	4,158																								
Architects	42,504			42,504																					
O&M	3,542			3,542																					
Planning Consultants	7,594			7,594																					
Other Professional	17,710			17,710																					
Built Cost - BCIS Base	0	0	122,485	244,970	367,454	244,970	122,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POTENTIAL CL	0	0	30,213	60,426	90,639	60,426	30,213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	0	6,124	12,248	18,373	12,248	6,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormality	0	0	6,124	12,248	18,373	12,248	6,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	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	22,000	0	0	0	0	0	0	0	28,119	28,119	28,119	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents	0	0	0	0	0	0	0	0	4,686	4,686	4,686	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT	125,781	0	214,485	299,699	439,959	315,191	204,343	60,660	60,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																									
Land Interest Profit on Costs Profit on GDV	527,425	9,723	9,989	13,234	17,928	24,862	29,760	19,212	6,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cash Flow Opening Balance	-648,210	-9,723	-234,362	-312,934	-448,887	-339,853	-703,187	-857,388	-870,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance	-648,210	-657,933	-880,296	-1,195,229	-1,604,116	-1,983,969	-1,280,781	-423,304	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	-448,855	
CASH FLOW FOR CL ADDITIONAL PROFIT																									
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	0	0	937,290	937,290	937,290	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Land	297,000																								
Stamp Duty	11,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Leases etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals Acquisition	4,465	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Fee	4,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architects	42,504	0	0	42,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
O&M	3,542	0	0	3,542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Consultants	7,594	0	0	7,594	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Professional	17,710	0	0	17,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Built Cost - BCIS Base	0	0	122,485	244,970	367,454	244,970	122,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POTENTIAL CL	0	0	30,213	60,426	90,639	60,426	30,213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	0	6,124	12,248	18,373	12,248	6,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormality	0	0	6,124	12,248	18,373	12,248	6,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	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	22,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents	0	0	0	0	0	0	0	0	28,119	28,119	28,119	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	0	0	4,686	4,686	4,686	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT	419,333	0	565,189	269,446	439,959	294,225	194,397	32,865	32,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For CL calculation																									
Land Interest Profit on Costs Profit on GDV	6,165	6,247	14,864	19,129	25,880	30,712	20,027	6,781	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cash Flow Opening Balance	-410,333	-6,165	-674,436	-984,330	-1,400,087	-322,106	-712,281	-884,457	-897,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance	-410,333	-416,498	-990,934	-1,275,254	-1,732,341	-2,047,447	-1,335,166	-460,708	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	-447,016	



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			Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22
			Large GF - 300 units, urban edge	Large GF - 100 units, urban edge	Large GF - 40 units, urban edge	Medium GF - 20 units, urban edge	Medium GF - 12 units, urban edge	Large BF - 300 units, urban area	Large BF - 125 units, urban area	Large BF - 50 units, urban area	Medium BF - 25 units, urban area	Large BF - 155 units, rural area	Medium BF - 20 units, rural area	Small GF - 9 units, settlement edge	Small GF - 4 units, settlement edge	Green Plot, settlement edge	Small BF - 9 units, urban area	Small BF - 6 units, rural area	Brown Plot, urban area
			Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Green Paddock	Green Paddock	Green Paddock	Brown Industrial	Brown Industrial	Brown Industrial
Site Area	Gross	Use	12.24	4.08	1.47	0.61	0.42	6.48	2.08	1.18	0.92	3.88	0.74	0.30	0.13	0.02	0.23	0.25	0.03
	Net	ha	8.57	2.86	1.14	0.57	0.40	4.00	1.04	0.77	0.71	3.88	0.57	0.30	0.13	0.02	0.23	0.20	0.03
Units		ha	300	100	40	20	12	300	125	50	25	155	20	9	4	1	9	6	1
Mix	Market		65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	Intermediate to Buy		11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent		23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Social Rent		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%
Alternative Land Value		£/ha	20,000	20,000	20,000	20,000	20,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	50,000	50,000	50,000	1,100,000	1,100,000	1,100,000
		£ site	244,898	81,633	29,481	12,189	8,456	7,132,400	2,284,333	1,301,554	1,013,414	4,262,500	810,731	15,000	6,667	1,000	247,500	275,000	36,667
Uplift		£/ha	504,000	504,000	504,000	504,000	504,000	220,000	220,000	220,000	220,000	220,000	220,000	510,000	510,000	510,000	220,000	220,000	220,000
		£ site	6,171,429	2,057,143	742,925	307,152	213,091	1,426,480	456,867	260,311	202,683	852,500	162,146	153,000	68,000	10,200	49,500	55,000	7,333
Viability Threshold		£/ha	524,000	524,000	524,000	524,000	524,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000	560,000	560,000	560,000	1,320,000	1,320,000	1,320,000
		£ site	6,416,327	2,138,776	772,406	319,341	221,547	8,558,880	2,741,200	1,561,865	1,216,097	5,115,000	972,878	168,000	74,667	11,200	297,000	330,000	44,000
Residual Value	Gross		761,573	665,452	737,069	1,853,438	1,593,113	1,334,159	1,494,916	1,263,126	851,866	1,701,973	1,399,768	3,749,188	3,542,536	6,806,669	2,344,128	1,602,995	1,767,923
	Net	£/ha	1,087,961	950,645	950,672	1,976,692	1,683,920	2,162,672	2,980,264	1,942,940	1,098,737	1,701,973	1,805,421	3,749,188	3,542,536	6,806,669	2,344,128	2,003,743	1,767,923
		£ site	9,325,382	2,716,130	1,086,483	1,129,538	673,568	8,650,690	3,104,442	1,494,569	784,812	6,595,147	1,031,669	1,124,756	472,338	136,133	527,429	400,749	58,931
Additional Profit		£ site	6,676,901	1,838,330	776,813	1,092,546	610,983	2,424,099	1,472,409	332,174	-266,137	3,616,954	268,099	1,200,431	500,564	153,054	362,614	156,722	35,265
		£/m2	374	311	329	909	854	166	255	137	-216	357	213	1,268	1,127	1,134	513	320	307

## Appendix 8: Residential Appraisals – Older Person’s Accommodation

Results		Sheltered				Extracare			
		Greenfield		Brownfield		Greenfield		Brownfield	
AFFORDABLE %		CIL	£/m2	150.21	150.21	CIL	£/m2	150.21	150.21
Units	1 bed	50	m2	20	20	Units	1 bed	24	24
	2 bed	75	m2	25	25		2 bed	36	36
	Saleable Area			2875	2875		Saleable Area	4440	4440
	Non-saleable		20%	719	719		Non-saleable	2391	2391
	GIA			3594	3594		GIA	6831	6831
£/m2	Market £/m2			6,000	6,000	£/m2	Market £/m2	6,000	6,000
	Market m2			1,869	1,869		Market m2	2,886	2,886
	Market £			11,212,500	11,212,500		Market £	17,316,000	17,316,000
	Affordable £/m2			1,000	1,755		Affordable £/m2	1,000	1,000
	Affordable m2			1,006	1,006		Affordable m2	1,554	1,554
	Affordable £			1,006,250	1,765,969		Affordable £	1,554,000	1,554,000
	Ground Rent		£3,850	173,250	173,250		Ground Rent	£3,850	231,000
Capital Value				12,392,000	13,151,719	Capital Value		19,101,000	19,101,000
Costs	Land Used	ha		0.50	0.50	Costs	Land Used	ha	0.50
		£/ha		20,000	1,100,000			£/ha	20,000
		Uplift £/ha		500,000	0			Uplift £/ha	500,000
		20.00%		4,000	220,000			20.00%	4,000
	Site Cost			262,000	660,000		Site Cost		262,000
Costs on Viability Threshold	Stamp Duty		4.00%	10,480	26,400	Costs on Viability Threshold	Stamp Duty		4.00%
	Costs		1.50%	3,930	9,900		Costs		1.50%
Strategic Promotion Planning				25,000	25,000	Strategic Promotion Planning			
Construction		/m2		1,548	1,548	Construction		/m2	
		£		5,563,125	5,563,125			£	
Infrastructure		15.00%		834,469	834,469	Infrastructure		15.00%	
Abnormals	0% & 5%			0	278,156	Abnormals	0% & 5%		
Fees	10.00%			639,759	667,575	Fees	10.00%		
\$106	50,000			100,000	100,000	\$106	50,000		
CIL				280,705	280,742	CIL			
Contingency			2.5% & 5%	159,940	333,788	Contingency			2.5% & 5%
Finance Costs				70,000	70,000	Finance Costs			
Sales			3.50%	433,720	460,310	Sales			3.50%
Misc. Financial				10,000	10,000	Misc. Financial			
Subtotal				8,181,128	8,709,428	Subtotal			
Interest			6.00%	245,434	261,283	Interest			6.00%
Profit % GDC			20.00%	1,636,226	1,741,886	Profit % GDC			20.00%
COSTS				10,062,787	11,372,596	COSTS			
Residual Land Worth		Site		2,329,213	1,779,123	Residual Land Worth		Site	
Existing Use Value		£/ha		20,000	1,100,000	Existing Use Value		£/ha	
Viability Threshold		£/ha		524,000	1,320,000	Viability Threshold		£/ha	
Residual Value		£/ha		4,658,425	3,558,246	Residual Value		£/ha	
Additional Profit				2,067,213	1,119,123	Additional Profit			
£/m2				1,106	599	£/m2			

## Appendix 9: Non-Residential Appraisals

Results		Greenfield														
		CIL	£/m2	Offices	Prime Office	R&D and Start-up	Rural Employment	Industrial	Distribution	Supermarket	Smaller Supermarket	Retail Warehouse	Town Centre Retail	Secondary Retail	Hotel	
				0	0	0	0	0	0	210.5	210.5	122.09	122.09	122.09	0	
Income	m2			2,000	4,000	5,000	2,000	1,500	4,000	4,000	1,200	4,000	150	150	1,755	
	£/m2			3,570	4,460	3,090	1,790	1,200	1,300	4,000	3,650	3,275	4,000	2,500	2,375	
	Capital Value			6,426,000	16,948,000	14,677,500	3,401,000	1,800,000	5,200,000	16,000,000	4,380,000	13,100,000	600,000	375,000	4,168,125	
	Buyers Costs	4.50%		289,170	762,660	660,488	153,045	81,000	234,000	720,000	197,100	589,500	27,000	16,875	187,566	
Capital Value				6,136,830	16,185,340	14,017,013	3,247,955	1,719,000	4,966,000	15,280,000	4,182,900	12,510,500	573,000	358,125	3,980,559	
0																
Costs	Land Used	Coverage	25%	75%	35%	30%	45%	40%	30%	30%	50%	80%	80%	40%		
			ha	0.400	0.133	0.714	0.333	0.333	1.000	1.333	0.400	0.800	0.019	0.019	0.439	
		£/ha	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
	Uplift £/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000		
		20.00%	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
	Site Cost		209,600	69,867	374,286	174,667	174,667	524,000	698,667	209,600	419,200	9,825	9,825	229,905		
	0															
	Stamp Duty (on VT)		4.00%	8,384	2,795	14,971	6,987	6,987	20,960	27,947	8,384	16,768	393	393	9,196	
	Acquisition		1.50%	3,144	1,048	5,614	2,620	2,620	7,860	10,480	3,144	6,288	147	147	3,449	
	0															
	Strategic Promotion			0	0	0	0	0	0	0	0	0	0	0	0	
	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	
	0															
	Construction	/m2	1,720	1,931	1,213	803	878	714	1,450	1,450	844	1,098	1,098	2,024		
		£	3,440,000	7,724,000	6,065,000	1,606,000	1,317,000	2,856,000	5,800,000	1,740,000	3,376,000	164,700	164,700	3,552,120		
Infrastructure	15.00%	516,000	1,158,600	909,750	240,900	197,550	428,400	870,000	261,000	506,400	24,705	24,705	532,818			
Abnormals	5.00%	0	0	0	0	0	0	0	0	0	0	0	0			
Fees	8.00%	316,480	710,608	557,980	147,752	121,164	262,752	533,600	160,080	310,592	15,152	15,152	326,795			
S106		0	0	0	0	0	0	0	0	0	0	0	0			
CIL			0	0	0	0	0	842,000	252,600	488,360	18,314	18,314	0			
Contingency	2.5% & 5%	98,900	222,065	174,369	46,173	37,864	82,110	166,750	50,025	97,060	4,735	4,735	102,123			
0																
Finance Costs		300,000	300,000	300,000	100,000	100,000	200,000	300,000	100,000	300,000	25,000	25,000	300,000			
Sales	2.50%	80,325	211,850	183,469	42,513	22,500	65,000	200,000	54,750	163,750	7,500	4,688	52,102			
Misc. Financial		10,000	10,000	10,000	10,000	10,000	10,000	10,000	25,000	25,000	25,000	25,000	15,000			
0																
Subtotal			4,783,233	10,350,966	8,231,153	2,212,944	1,825,684	3,943,082	8,770,777	2,664,983	5,300,218	295,646	292,834	4,903,603		
0																
Interest	7.00%	143,497	310,529	246,935	66,388	54,771	118,292	263,123	79,949	159,007	8,869	8,785	147,108			
Profit % GDC	20.00%	985,346	2,132,299	1,695,618	455,866	376,091	812,275	1,806,780	548,986	1,091,845	60,903	60,324	1,010,142			
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
COSTS			5,912,076	12,793,794	10,173,705	2,735,198	2,256,546	4,873,649	10,840,680	3,293,919	6,551,069	365,419	361,943	6,060,853		
0																
Residual Land Worth		Site	224,754	3,391,546	3,843,307	512,757	-537,546	92,351	4,439,320	888,981	5,959,431	207,581	-3,818	-2,080,294		
0																
Existing Use Value	£/ha	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000			
Viability Threshold	£/ha	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000			
Residual Value	£/ha	561,885	25,436,598	5,380,630	1,538,270	-1,612,638	92,351	3,329,490	2,222,453	7,449,288	11,070,989	-203,611	-4,741,410			
0																
Additional Profit			15,154	3,321,680	3,469,021	338,090	-712,213	-431,649	3,740,653	679,381	5,540,231	197,756	-13,643	-2,310,199		
			8	830	694	169	-475	-108	935	566	1,385	1,318	-91	-1,311		

Results		Brownfield												
		Offices	Prime Office	R&D and Start-up	Rural Employment	Industrial	Distribution	Supermarket	Smaller Supermarket	Retail Warehouse	Town Centre Retail	Secondary Retail	Hotel	
		CIL	£/m2	0	0	0	0	0	210.5	210.5	122.09	122.09	122.09	0
Income	m2		2,000	4,000	5,000	2,000	1,500	4,000	4,000	1,200	4,000	150	150	1,755
	£/m2		3,570	4,460	3,090	1,790	1,200	1,300	4,000	3,650	3,275	4,000	2,500	2,375
	Capital Value		6,426,000	16,948,000	14,677,500	3,401,000	1,800,000	5,200,000	16,000,000	4,380,000	13,100,000	600,000	375,000	4,168,125
	Buyers Costs	4.50%	289,170	762,660	660,488	153,045	81,000	234,000	720,000	197,100	589,500	27,000	16,875	187,566
	Capital Value		6,136,830	16,185,340	14,017,013	3,247,955	1,719,000	4,966,000	15,280,000	4,182,900	12,510,500	573,000	358,125	3,980,559
Costs	Land Used	Coverage	25%	75%	35%	30%	45%	40%	30%	30%	50%	80%	80%	40%
		ha	0.800	0.533	1.429	0.667	0.333	1.000	1.333	0.400	0.800	0.019	0.019	0.439
		£/ha	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	1,100,000
		Uplift £/ha	0	0	0	0	0	0	0	0	0	0	0	0
		20.00%	0	0	0	0	0	220,000	220,000	220,000	220,000	220,000	220,000	220,000
		Site Cost	880,000	586,667	1,571,429	733,333	366,667	1,320,000	1,760,000	528,000	1,056,000	24,750	24,750	579,150
														0
	Stamp Duty (on VT)	4.00%	35,200	23,467	62,857	29,333	14,667	52,800	70,400	21,120	42,240	990	990	23,166
	Acquisition	1.50%	13,200	8,800	23,571	11,000	5,500	19,800	26,400	7,920	15,840	371	371	8,687
														0
	Strategic Promotion		0	0	0	0	0	0	0	0	0	0	0	0
	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
														0
	Construction	/m2	1,720	1,931	1,213	803	878	714	1,450	1,450	844	1,098	1,098	2,024
		£	3,440,000	7,724,000	6,065,000	1,606,000	1,317,000	2,856,000	5,800,000	1,740,000	3,376,000	164,700	164,700	3,552,120
	Infrastructure	15.00%	516,000	1,158,600	909,750	240,900	197,550	428,400	870,000	261,000	506,400	24,705	24,705	532,818
	Abnormals	5.00%	172,000	386,200	303,250	80,300	65,850	142,800	290,000	87,000	168,800	8,235	8,235	177,606
	Fees	8.00%	330,240	741,504	582,240	154,176	126,432	274,176	556,800	167,040	324,096	15,811	15,811	341,004
	S106		0	0	0	0	0	0	0	0	0	0	0	0
		CIL		0	0	0	0	0	842,000	252,600	488,360	18,314	18,314	0
Contingency	2.5% & 5%	206,400	463,440	363,900	96,360	79,020	171,360	348,000	104,400	202,560	9,882	9,882	213,127	
													0	
Finance Costs		300,000	300,000	300,000	100,000	100,000	200,000	300,000	100,000	300,000	25,000	25,000	300,000	
Sales	2.50%	80,325	211,850	183,469	42,513	22,500	65,000	200,000	54,750	163,750	7,500	4,688	52,102	
Misc. Financial		10,000	10,000	10,000	10,000	10,000	10,000	10,000	25,000	25,000	25,000	25,000	15,000	
													0	
	Subtotal		5,113,365	11,037,861	8,814,037	2,380,582	1,948,519	4,230,336	9,323,600	2,830,830	5,623,046	310,508	307,695	5,225,630
													0	
Interest	7.00%	153,401	331,136	264,421	71,417	58,456	126,910	279,708	84,925	168,691	9,315	9,231	156,769	
Profit % GDC	20.00%	1,053,353	2,273,799	1,815,692	490,400	401,395	871,449	1,920,662	583,151	1,158,347	63,965	63,385	1,076,480	
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	COSTS		6,320,119	13,642,796	10,894,150	2,942,399	2,408,369	5,228,695	11,523,970	3,498,906	6,950,085	383,788	380,312	6,458,878
													0	
Residual Land Worth	Site		-183,289	2,542,544	3,122,862	305,556	-689,369	-262,695	3,756,030	683,994	5,560,415	189,212	-22,187	-2,478,319
													0	
Existing Use Value	£/ha		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	1,100,000
Viability Threshold	£/ha		1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000
Residual Value	£/ha		-229,111	4,767,270	2,186,004	458,334	-2,068,107	-262,695	2,817,023	1,709,985	6,950,519	10,091,316	-1,183,284	-5,648,590
Additional Profit			-1,063,289	1,955,878	1,551,434	-427,777	-1,056,036	-1,582,695	1,996,030	155,994	4,504,415	164,462	-46,937	-3,057,469
			-532	489	310	-214	-704	-396	499	130	1,126	1,096	-313	-1,747

## **APPENDIX 3**

### **Site Assessment**

<b>SHELAA Reference: CFS5</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South of 1 Oak Cottages, Chalk Street, Rettendon Common, Chelmsford, Essex, CM3 8DD				
Parish:	Rettendon	Typology:	19		
Developable Site Area (ha):	0.01	Reason for discounted areas:			
Potential Yield:	1	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Access is via a driveway off of Chalk Street.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS6</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Peaches House, Southlands Chase, Sandon, Chelmsford, Essex				
Parish:	Danbury	Typology:	19		
Developable Site Area (ha):	0.07	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 2 trees on site protected under TPO/2009/050.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS7</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land opposite Peach House, Southlands Chase, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	31+7		
Developable Site Area (ha):	2.9	Reason for discounted areas:			
Potential Yield:	73	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The field has 2 access points in Southlands Chase and full road frontage on East Hanningfield Road. 1 tree on site protected under TPO/2007/014.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS9</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South East of the Lion Inn, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	5		
Developable Site Area (ha):	14.699	Reason for discounted areas:	Overhead power line (0.001ha)		
Potential Yield:	360	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Not in submitters ownership. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS10</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Mount Maskall, Generals Lane, Boreham, Chelmsford, Essex, CM3 3HW				
Parish:	Boreham	Typology:	7		
Developable Site Area (ha):	1.9	Reason for discounted areas:			
Potential Yield:	53	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Grade 2 listed building within site. Mining contamination in the adjacent field.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS11</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Barn at Little Longs Chatham Green, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	22		
Developable Site Area (ha):	0.04	Reason for discounted areas:			
Potential Yield:	1	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Accessible via a right of way.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS12</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North East of Recreation Ground, Chatham Green, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	9		
Developable Site Area (ha):	0.6	Reason for discounted areas:			
Potential Yield:	14	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Gated road access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS13</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South East of Tyrells Cottages, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	6		
Developable Site Area (ha):	6.975	Reason for discounted areas:	Electricity lines (0.025ha)		
Potential Yield:	171	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Electricity Pylons run through the site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS14</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Sutch and Searle Warehouse, Highwood Road, Writtle, Chelmsford, CM1 3PT				
Parish:	Writtle	Typology:	14		
Developable Site Area (ha):	1.76	Reason for discounted areas:	Gas pipeline buffer (0.31ha)		
Potential Yield:	41	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In adjacent site there is an infill pond with category 4 containment.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS17</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Argents Nursery, Highwood Road, Edney Common, Chelmsford, Essex, CM1 3PZ				
Parish:	Highwood	Typology:	22		
Developable Site Area (ha):	0.22	Reason for discounted areas:	Gas pipeline buffer (3.05ha)		
Potential Yield:	7	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site access is the only part of the site within the existing DSB. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS18</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North of White Elm Cottage, Hyde Lane, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	9		
Developable Site Area (ha):	0.52	Reason for discounted areas:			
Potential Yield:	12	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	The site is accessed from Hyde Lane. Land adjacent was a petrol station and opposite a former gravel pit.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS19</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land Adjacent The Gables, BanTERS Lane, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	9		
Developable Site Area (ha):	0.64	Reason for discounted areas:			
Potential Yield:	15	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS20</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East of Barn Mead, Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	24		
Developable Site Area (ha):	1.2	Reason for discounted areas:			
Potential Yield:	84	Comments on the size of site:			
Proposed Use:	Specialist Housing				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access and services from Barn Mead. Site used to embrace land fronting Watchouse Road, now developed residentially, and including the access road known as Barn Mead. Wholly covered by TPO referenced TPO/2013/034.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site is not within promoters ownership. Overhead supply cables run through site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS21</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East of Junction with Hyde Lane and Mill Lane, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	7		
Developable Site Area (ha):	2.5	Reason for discounted areas:			
Potential Yield:	70	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Current access for agricultural machinery/vehicles on junction with Hyde Lane and Mill Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS22</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Longcroft, Maldon Road, Margaretting, Ingatestone, Essex, CM4 9JR				
Parish:	Margaretting	Typology:	8		
Developable Site Area (ha):	1.06	Reason for discounted areas:	Oil pipeline (0.03ha)		
Potential Yield:	30	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Contaminated land priority 2 on the adjacent site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS23</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South of Petton, Stock Road, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	23+31+27+7		
Developable Site Area (ha):	3.94	Reason for discounted areas:			
Potential Yield:	77	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Land is south-east of, and abuts B1007, Stock Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Multiple ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS24</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Kings Farm, Main Road, Ford End, Chelmsford, Essex, CM3 1LN				
Parish:	Great Waltham	Typology:	5+23+25+32		
Developable Site Area (ha):	13.51	Reason for discounted areas:			
Potential Yield:	265	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The principal access to the site via B1008. Further north, a by-way heads east from the B1008 where it then adjoins the site allowing access to the northern edge of the site via a gate.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS25</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South West of 21 Seven Ash Green, Chelmsford				
Parish:	Chelmsford	Typology:	9		
Developable Site Area (ha):	0.65	Reason for discounted areas:			
Potential Yield:	16	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.09ha protected under TPO/2012/003. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS26</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	New Build at Paglesham House, Hollow Lane, Broomfield, Chelmsford, Essex				
Parish:	Broomfield	Typology:	18		
Developable Site Area (ha):	0.15	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	19/01211/FUL Forecast completion 2021/22				
Comments on Availability	Site is currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS27</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land at Chatham Green Yard, Braintree Road, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	8		
Developable Site Area (ha):	1.08	Reason for discounted areas:			
Potential Yield:	30	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing access from Chatham Green Lane. Part of site deemed PDL as per 17/00539/CLEUD.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of the site is currently used for other purposes. Agreed covenant with previous owners re residential development of some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS28</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land Opposite The Old Rectory, Mashbury Road, Chignal St James, Chelmsford, Essex				
Parish:	Chignal	Typology:	18		
Developable Site Area (ha):	0.17	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site has road frontage & 2 entrances via 5 bar gates. Adjacent to buildings of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS29</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	43 Dorset Avenue, Great Baddow, Chelmsford, Essex, CM2 9UA				
Parish:	Great Baddow	Typology:	19		
Developable Site Area (ha):	0.07	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Domestic residential dropped kerb.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS30</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South East of Cherry Tree Cottages, Stock Road, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	6		
Developable Site Area (ha):	4.67	Reason for discounted areas:			
Potential Yield:	114	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site lies to the south eastern side of Stock Road with two road frontages. Partially lies within a conservation area. Adjacent to a landscape of local value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS31</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land West of Hands Farm, Radley Green Road, Highwood, Ingatestone, Essex				
Parish:	Highwood	Typology:	9		
Developable Site Area (ha):	0.52	Reason for discounted areas:			
Potential Yield:	12	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Barn conservation on adjacent site showed PAH and TPH present.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Right of way over the land. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS32</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Allotment Gardens, Seymour Street, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	18		
Developable Site Area (ha):	0.2	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	0	Site does not contain any non-designated heritage assets			
Archaeological Assets	0	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing site access connectivity via Falcons Mead. Site is predominantly an allotment garden. Predominantly priority 1 contaminated land ECC CHL191.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
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.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS33</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North West of 71 School Road, Downham, Billericay, Essex				
Parish:	South Hanningfield	Typology:	8		
Developable Site Area (ha):	0.85	Reason for discounted areas:			
Potential Yield:	24	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS34</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land Rear of Rettendon Lodge, Hayes Chase, Battlesbridge, Wickford, Essex				
Parish:	Rettendon	Typology:	7		
Developable Site Area (ha):	3.91	Reason for discounted areas:	Electricity lines (0.03ha)		
Potential Yield:	109	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. No apparent vehicle access other than an informal grass track off Hayes Chase.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Possible ransom strip.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS35</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South West of Hillcroft Marigold Lane, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	6+23		
Developable Site Area (ha):	6.47	Reason for discounted areas:			
Potential Yield:	159	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b> Mixed Gradient.					

<b>SHELAA Reference: CFS36</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South of Runnymede Cottage, Main Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.42	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing access from Woodhouse Land and through joint access serving Runnymede Cottage & Timbuctoo Cottage. Adjacent to grade 2 listed buildings. 5 trees on site protected under TPO/2019/006.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	19/01267/OUT Allocated in the LP				
Comments on Availability	Right of way over the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS37</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Garages Rear of 71 Hall Lane, Sandon, Chelmsford, Essex				
Parish:	Sandon		Typology:	22	
Developable Site Area (ha):	0.14		Reason for discounted areas:		
Potential Yield:	4		Comments on the size of site:		
Proposed Use:	Residential				
<b>Suitability Criteria:</b>			<b>Suitability Score:</b>		<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>			<b>Availability Score:</b>		<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s has previously offered land to submitter. Unsure if previous offer for submitter to obtain land would still be available. Site not within promoters ownership.				
<b>Achievability Criteria:</b>			<b>Achievability Score:</b>		<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>		Generally Flat.			

<b>SHELAA Reference: CFS38</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land at Thrift Farm, Moulsham Thrift, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	4		
Developable Site Area (ha):	30.53	Reason for discounted areas:			
Potential Yield:	513	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from Moulsham Thrift, from Wood Street, and from Galleywood Road. 3.22ha within a Local Wildlife Site. Former gravel pit now pond overgrown with trees and separate clay pit also now wooded. Entrance from Wood Street affected by Wood Street Pottery Brickworks.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of the site is currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS39</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North West of St Cleres Hall, Main Road, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	6		
Developable Site Area (ha):	8.9	Reason for discounted areas:			
Potential Yield:	218	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to registered park. 1.39ha protected under TPO/2000/046. 1.39ha within Local Wildlife Site. Part of eastern boundary adjacent to Well Lane industrial area (soil and hardcore waste).				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS40</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Street Record Windsor Road, Downham, Billericay, Essex				
Parish:	South Hanningfield	Typology:	14		
Developable Site Area (ha):	1.64	Reason for discounted areas:			
Potential Yield:	38	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site is currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS41</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Chickdene Farm, Windsor Road, Downham, Billericay, Essex				
Parish:	South Hanningfield	Typology:	8		
Developable Site Area (ha):	1.15	Reason for discounted areas:			
Potential Yield:	32	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS42</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	New Barnes Farm, Ingatestone Road, Highwood, Chelmsford, Essex, CM1 3RB				
Parish:	Highwood	Typology:	21		
Developable Site Area (ha):	0.32	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
Site occupied by other uses.					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>					
Generally Flat.					



<b>SHELAA Reference: CFS43</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South of 38 Chalklands, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	23+9		
Developable Site Area (ha):	0.63	Reason for discounted areas:			
Potential Yield:	15	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more 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 adjacent to the strategic road network, primary road network, 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.003ha protected under TPO/2002/066.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Possible ransom strip. Right of way over the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS44</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North of Cranham Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	29		
Developable Site Area (ha):	9.73	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>		<b>Suitability Score:</b>		<b>3</b>	
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Site is adjacent to Drakes Lane Industrial Park. 0.152ha protected under TPO/2003/076. Sand and gravel extraction in 2000, now a pond, no receptors.				
<b>Availability Criteria:</b>		<b>Availability Score:</b>		<b>2</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>		<b>Achievability Score:</b>		<b>3</b>	
Viability	0	Development is likely unviable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS45</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Larmar Engineering Co Ltd, Main Road, Margarettong, Ingatestone, Essex, CM4 9JD				
Parish:	Margarettong	Typology:	7		
Developable Site Area (ha):	1.46	Reason for discounted areas:			
Potential Yield:	41	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to a conservation area. 4 trees on site protected under TPO/2004/044.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS46</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	67 Peartree Lane, Bicknacre, Chelmsford, Essex, CM3 4LS				
Parish:	Bicknacre	Typology:	17		
Developable Site Area (ha):	0.43	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Private 7m wide driveway from adopted road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS47</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land at Junction of Woodhill Road and Hulls Lane, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	7		
Developable Site Area (ha):	1.5	Reason for discounted areas:			
Potential Yield:	42	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS48</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of Myjoy, Woodhill Road, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	8		
Developable Site Area (ha):	0.91	Reason for discounted areas:			
Potential Yield:	25	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS50</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of Premier Lodge Hotel, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	7		
Developable Site Area (ha):	4.04	Reason for discounted areas:			
Potential Yield:	113	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of proposed rail station and bus stops. Access is available from Main Road. Grade 2 listed building within site. Adjacent to a registered park. 0.177ha protected under TPO/2014/001.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Possible ransom strip. Other developments may have right of way over the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS51</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Field OS Ref 4730, The Chase, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	8		
Developable Site Area (ha):	1.42	Reason for discounted areas:			
Potential Yield:	40	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access is available from residential development (The Chase).				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS52</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Blairs Farm, Main Road, Boreham, Chelmsford, Essex, CM3 3AD				
Parish:	Boreham	Typology:	4		
Developable Site Area (ha):	22.6	Reason for discounted areas:			
Potential Yield:	380	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. An access track to the north of the site provides access from Main Road, Boreham.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS53</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Cricketers Close, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	5		
Developable Site Area (ha):	14.986	Reason for discounted areas:	Gas Pipe and Buffer (0.046ha)		
Potential Yield:	367	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to buildings of local land value. 0.438ha and a handful of trees on site protected under TPO/2001/037, TPO/2011/015, TPO/2011/016, TPO/1999/001. Northern area of the site covered by historic landfill site EAHLD31126.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS54</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land at Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	2		
Developable Site Area (ha):	84.268	Reason for discounted areas:	Gas pipe and Buffer (0.363ha), Electricity line (0.069ha)		
Potential Yield:	1416	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints					
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of proposed rail station and bus stops. Access available from roundabout at Boreham interchange. Cycle Route 9 begins adjacent to Northern boundary of site. Adjacent to Grade 2 listed building. Partially within a conservation area. 0.449ha protected under TPO/2002/085. Small unknown infills, both Priority 4: CHL461, CHL512.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS55</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East and West of the A12, North West of Howe Green, Sandon, Chelmsford, Essex				
Parish:	Great Baddow	Typology:	25+27+29+30		
Developable Site Area (ha):	92.72	Reason for discounted areas:	Gas pipe and Buffer (0.036ha), Electricity line (0.444ha)		
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Grade 2 listed building within site. Adjacent to buildings of local land value. 18.19ha within Local Wildlife Site. Priority 4 small unknown infill: 1583; Priority 4 small unknown infill: 1567; ECC contaminated land: PRCHL17; Priority 4: 1094; Historic landfill: EAHL01718; Historic landfill: EAHL00476; Priority 2: 1627; Priority 2: 1628; Priority 2: 1629.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS56</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	5		
Developable Site Area (ha):	12.3	Reason for discounted areas:			
Potential Yield:	301	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.047ha protected under TPO/2007/046.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS57</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	6		
Developable Site Area (ha):	12.22	Reason for discounted areas:			
Potential Yield:	299	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b> Generally Flat.					

<b>SHELAA Reference: CFS58</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East of Little Fields and North of Maldon Road, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	6		
Developable Site Area (ha):	6.7	Reason for discounted areas:			
Potential Yield:	164	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 1 tree on site protected under TPO/2004/016.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: CFS59</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Field Adjacent Lionfield Cottages, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	6		
Developable Site Area (ha):	7.078	Reason for discounted areas:	Electricity lines (0.022ha)		
Potential Yield:	173	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS60</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South of The Brewers Arms, Main Road, Bicknacre, Chelmsford, Essex				
Parish:	Bicknacre	Typology:	8		
Developable Site Area (ha):	1.4	Reason for discounted areas:			
Potential Yield:	39	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.051ha protected under TPO/2018/006.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	16/02021/OUT Forecast completion 2022/23				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS63</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East and West of Beehive Lane, Great Baddow, Chelmsford, Essex				
Parish:	Great Baddow	Typology:	4		
Developable Site Area (ha):	24.8	Reason for discounted areas:			
Potential Yield:	417	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS64</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Field at Junction of Main Road and Hoe Lane, Rettendon, Chelmsford, Essex				
Parish:	Rettendon	Typology:	5		
Developable Site Area (ha):	14.05	Reason for discounted areas:			
Potential Yield:	344	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site has at least two vehicle access points from both Hoe Lane and Main Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Freehold out of promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS65</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South East of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	18		
Developable Site Area (ha):	0.28	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS66</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land At Runwell House, Runwell Road, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	17		
Developable Site Area (ha):	0.37	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Direct existing access from Runwell Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Mapping shows burial ground on site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS67</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Allotment Gardens, Runwell Road, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	6		
Developable Site Area (ha):	6.89	Reason for discounted areas:			
Potential Yield:	169	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments on site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	0	Site faces known legal issues			
Planning Permission or Allocation	Approx 1.77ha of site is an allotment garden which is not available for development				
Comments on Availability	Partially an allotment site. Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS68</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land West of 7 Abbey Fields, Chelmsford				
Parish:	East Hanningfield	Typology:	8		
Developable Site Area (ha):	0.84	Reason for discounted areas:			
Potential Yield:	24	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS69</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Bromley Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex, CM3 8HB				
Parish:	East Hanningfield	Typology:	16		
Developable Site Area (ha):	0.9	Reason for discounted areas:			
Potential Yield:	35	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Historic Landfill: EAHLD01182 covers Northern area of site. ECC Contaminated Land, Glass/Brick/Tile manufacture: CHL126.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS70</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land At Green Lane, Roxwell, Chelmsford, Essex				
Parish:	Roxwell	Typology:	7		
Developable Site Area (ha):	1.45	Reason for discounted areas:			
Potential Yield:	41	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing fields access from Green Lane. 3 trees on site protected under TPO/2007/009.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS71</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East of Rignals Lane, Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	5		
Developable Site Area (ha):	15.43	Reason for discounted areas:			
Potential Yield:	378	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS72</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of the Weir and West of Brook Hill, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	7		
Developable Site Area (ha):	1.7	Reason for discounted areas:			
Potential Yield:	48	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access could be provided from Brook Hill. Within conservation area. 1 tree on site protected under TPO/2017/022.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS73</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East and West of A1114 and North and South of the A12, Great Baddow and Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	3		
Developable Site Area (ha):	43.96	Reason for discounted areas:	Gas pipe and Buffer (2.24ha)		
Potential Yield:	739	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from A1114, A12, A130, Church Street and West Hanningfield Road. Access to Cycle Route 14. Part of building of local land value. Handful of trees on site protected under TPO/2012/016, TPO/2005/026. Contaminated land Priority 4 SOPCO000792, SOPCO000791 within/adjacent to site. Contaminated land Priority 2 SOPCO000804, Priority 3 SOPCO000803 and Priority 4 SOPCO000324 adjacent to Western boundary of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS74</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South East of 42 Church Hill, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	7		
Developable Site Area (ha):	1.5	Reason for discounted areas:			
Potential Yield:	42	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access to the site is available from Brook Hill. Adjacent to Grade 2 listed building. Overlaps a conservation area. 0.259ha protected under TPO/2016/017.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS75</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	215 Main Road, Great Leighs, Chelmsford, Essex, CM3 1NS				
Parish:	Great Leighs	Typology:	18		
Developable Site Area (ha):	0.14	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian access directly off Main Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS77</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of Premier Lodge Hotel, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	30		
Developable Site Area (ha):	4	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Other				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of proposed rail station and bus stops. Cycle Route 9 finishes at South West corner of site. Adjacent to Grade 2 listed building. Adjacent to a registered park. Archaeological survey carried out indicates potential for assets on site. 0.181ha protected under TPO/2014/001.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	4	Established single use			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. Possible ransom strip. No evidence that landowner/s support submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS78</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Staceys, School Lane, Broomfield, Chelmsford, Essex, CM1 7HF				
Parish:	Broomfield	Typology:	2		
Developable Site Area (ha):	48.79	Reason for discounted areas:			
Potential Yield:	820	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Access both vehicular and pedestrian available from School Lane and Hollow Lane. Grade 2 listed buildings within site. Adjacent to buildings of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	3	Development is marginal			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS79</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Montpelier Farm, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PG				
Parish:	Little Waltham	Typology:	5+23		
Developable Site Area (ha):	12.25	Reason for discounted areas:			
Potential Yield:	300	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access to Blasford Hill, Little Waltham. 1 tree on site protected under TPO/2001/040. Contaminated land priority 3: SOPC000130 adjacent to South East of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>		Mixed Gradient.			

<b>SHELAA Reference: CFS80</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South West of 217 Chignal Road, Chignal Smealy, Chelmsford, Essex				
Parish:	Chignal	Typology:	9		
Developable Site Area (ha):	0.65	Reason for discounted areas:			
Potential Yield:	16	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from Chignal Road and Mashbury Road. Bethnal Baptist Church within site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Bethel Baptist Church on site. Right of access required to maintain drainage. Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS82</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South West of Bethel Baptist Church, Chignal Road, Chignal Smealy, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	7		
Developable Site Area (ha):	1.81	Reason for discounted areas:			
Potential Yield:	51	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular, pedestrian and cycle access is available from Chignal Road. Adjacent to Grade 2 listed building. 1 tree on site protected under TPO/2016/025.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS83</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford, Essex				
Parish:	Danbury	Typology:	1		
Developable Site Area (ha):	558.192	Reason for discounted areas:	Electricity line (0.836ha), Gas pipeline (1.002ha)		
Potential Yield:	9378	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of Sandon P&R and bus stops. Possible connection to Maldon Road. Grade 2 listed building within site. Overlaps conservation area. Adjacent to buildings of local land value. Protected lane within site. 10.284ha protected under TPO/2010/021, TPO/2002/001, TPO/2002/085. 5.81ha within Local Wildlife Site. Priority 4 contaminated land within site: SOPC000473, SOPC000141, SOPC000498, SOPC000497, SOPC000140, SOPC000139, SOPC0000569, chl512.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Multiple ownership though promoter has option to purchase remaining areaSite currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS84</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	17		
Developable Site Area (ha):	0.44	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Contaminated land: SOPC000853 adjacent to north of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS85</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	9		
Developable Site Area (ha):	0.66	Reason for discounted areas:			
Potential Yield:	16	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS86</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	21		
Developable Site Area (ha):	0.32	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS87</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	The Anchorage, Runwell Chase, Runwell, Wickford, Essex, SS11 7PU				
Parish:	Runwell	Typology:	16		
Developable Site Area (ha):	0.66	Reason for discounted areas:			
Potential Yield:	26	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS88</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Site At Fenn Roundabout, Burnham Road, South Woodham Ferrers, Chelmsford				
Parish:	South Woodham Ferrers	Typology:	30		
Developable Site Area (ha):	1.046	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Other				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. No access point at present. Cycle Route 72 runs adjacent to site. Archaeological survey carried out indicates potential for assets on site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Operational requirements on site from UKPN. Right of access required to maintain electrics.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS89</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North West of Greenacres, Runwell Chase, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	7		
Developable Site Area (ha):	1.68	Reason for discounted areas:			
Potential Yield:	47	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Possible ransom strip.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS90</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land at 87 Main Road, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	8		
Developable Site Area (ha):	0.92	Reason for discounted areas:			
Potential Yield:	26	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site has highway frontage. 0.104ha protected under TPO/2003/098.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS91</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of Drakes Farm, Drakes Lane, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	7+25+29+30		
Developable Site Area (ha):	2.12	Reason for discounted areas:			
Potential Yield:	30	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Overlaps Drakes Lane employment area. Access to adjacent employment site, and has frontage onto Drakes Lane. 1.51ha protected under TPO/2003/076.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	3	Development is marginal			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS92</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex				
Parish:	Margaretting	Typology:	7		
Developable Site Area (ha):	3.09	Reason for discounted areas:			
Potential Yield:	87	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Possible access from Parsonage Lane. Adjacent to conservation area. 0.159ha protected under TPO/2016/036. Priority 4 contaminated land SOPC000716 adjacent to northern boundary of the site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS93</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land West of Back Lane and West of Playing Fields, East of Ford End, Ford End, Chelmsford				
Parish:	Great Waltham		Typology:	6	
Developable Site Area (ha):	5.7		Reason for discounted areas:		
Potential Yield:	140		Comments on the size of site:		
Proposed Use:	Residential				
<b>Suitability Criteria:</b>			<b>Suitability Score:</b>		<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>			<b>Availability Score:</b>		<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>			<b>Achievability Score:</b>		<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS94</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield, Chelmsford Essex				
Parish:	Broomfield	Typology:	1		
Developable Site Area (ha):	154.3	Reason for discounted areas:			
Potential Yield:	2592	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Overlaps Mid-Essex gravel site. Within range of Chelmer Valley P&R and bus stops. Any potential development to accommodate footpaths. Grade 2 listed buildings within site. 7.58ha protected under TPO/2017/013, TPO/2006/017, TPO/2002/010, TPO/2003/007. 2.57ha within Local Wildlife Site. 2ha within Essex Wildlife Trust Nature Reserve. Priority 3 contaminated land: SOPC000839, SOPC000840, SOPC000527. Contaminated land Priority 2: SOPC000248. Historic landfill: EAHLD01001, EAHLD01721. Golf course on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS95</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Wood Farm, Stock Road, Galleywood, Chelmsford, Essex, CM2 8JU				
Parish:	Galleywood	Typology:	4		
Developable Site Area (ha):	33.5	Reason for discounted areas:			
Potential Yield:	563	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.72ha within Local Nature Reserve. Priority 4 contaminated land: SOPC000810. Historic landfill: EAHLD34696.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS96</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	5		
Developable Site Area (ha):	18.9	Reason for discounted areas:			
Potential Yield:	463	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS97</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	6		
Developable Site Area (ha):	7.03	Reason for discounted areas:	Gas pipe and Buffer (1.17ha)		
Potential Yield:	172	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 1.17ha protected under TPO/2006/022.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS98</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Site South of Woodhouse Lane and East of North Court Road, Little Waltham, Chelmsford, Essex				
Parish:	Broomfield	Typology:	7+23		
Developable Site Area (ha):	1.7	Reason for discounted areas:			
Potential Yield:	48	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.08ha protected under TPO/2005/051.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS99</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South of A414 and North of Sandon Village, Maldon Road, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	4		
Developable Site Area (ha):	21.5	Reason for discounted areas:			
Potential Yield:	361	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of Sandon P&R and bus stops. Adjacent to Grade 2 listed building. Adjacent to conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS100</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North and South of Sandon School, Molrams Lane, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	5		
Developable Site Area (ha):	18.43	Reason for discounted areas:	Electricity line (0.3ha), Gas pipe and buffer (1.17ha)		
Potential Yield:	452	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of Sandon P&R and bus stops. Adjacent to Grade 2 listed building. Adjacent to conservation area. Two small areas of Priority 4 land SOPC000644, SOPC000646.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Overhead electric supply cables run through the site. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS101</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North West of Park and Ride Terminus, Woodhill Road, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	5		
Developable Site Area (ha):	13.44	Reason for discounted areas:	Electricity line (0.06ha)		
Potential Yield:	329	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of Sandon P&R and bus stops. Adjacent to the Sandon Park and Ride.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Overhead electric supply cables run through the site. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



SHELAA Reference: CFS102		Category: 2		15 May 2020	
Site Address:		Land at Garage Block and West of 5 to 11 Cards Road, Sandon, Chelmsford, Essex			
Parish:		Sandon		Typology: 6	
Developable Site Area (ha):		9.07		Reason for discounted areas: Electricity line (0.02ha), Gas pipe and Buffer (0.37ha)	
Potential Yield:		222		Comments on the size of site:	
Proposed Use:		Residential			
Suitability Criteria:			Suitability Score:		2
Locality of Residential Development		2	Site is adjacent to a Defined Settlement Boundary		
Proximity to Employment Development		5	Site is outside of any existing/proposed employment allocation		
Proximity to Retail Development		5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre		
Proximity to the Workplace		5	Site is within 2km walking distance of an employment allocation		
Proximity to the Workforce		N/A			
Public Transport		3	Site is within 400m walking distance of one or more services		
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	Site does not fall within an identified Minerals or Waste Safeguarding Area		
Impact on Areas of Defined Open Space		5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space		
Impact on the Green Belt & Green Wedge		5	Site does not lie within the Metropolitan Green Belt or a Green Wedge		
Land Classification		1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3		
Impact on Locally Protected Natural Features		3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt		
Flood Risk Constraints		2	Up to 25% of site area is within Flood Zone 3		
Impact on Air Quality Management Areas		5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints		5	Treatment is not expected to be required		
Neighbouring Constraints		5	Site has no neighbouring constraints		
Impact on Community Facilities		5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility		
Comments on Suitability		In range of bus stops. Vehicle access via Card's Road, although an alternate access would need to be identified for larger vehicle access into the development. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.			
Availability Criteria:			Availability Score:		2
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. Additional land required to achieve access. No evidence of landowner/s support with submission. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.			
Achievability Criteria:			Achievability Score:		1
Viability		5	Development is likely viable		
Timescale for Deliverability		5	Up to 5 years		
Comments on Achievability					
Other Comments:		Generally Flat.			

<b>SHELAA Reference: CFS103</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of The Willows, East Hanningfield Road, Rettendon, Chelmsford, Essex				
Parish:	Rettendon	Typology:	8		
Developable Site Area (ha):	0.73	Reason for discounted areas:			
Potential Yield:	20	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: CFS104</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex, CM3 4EX				
Parish:	Bicknacre	Typology:	6		
Developable Site Area (ha):	5.26	Reason for discounted areas:			
Potential Yield:	129	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.142ha protected under TPO/2006/001, TPO/2016/006. ECC contaminated land: CHL349.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS107</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South East of the Yard, Old Bell Lane, Rettendon, Chelmsford, Essex				
Parish:	Rettendon	Typology:	8		
Developable Site Area (ha):	0.99	Reason for discounted areas:			
Potential Yield:	28	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS108</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex				
Parish:	Highwood	Typology:	6		
Developable Site Area (ha):	5.06	Reason for discounted areas:			
Potential Yield:	124	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS109</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex				
Parish:	Highwood	Typology:	7		
Developable Site Area (ha):	2.1	Reason for discounted areas:			
Potential Yield:	59	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS110</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex				
Parish:	Highwood	Typology:	6		
Developable Site Area (ha):	5.3	Reason for discounted areas:			
Potential Yield:	130	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS111</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North of Hawkin Smiths Farmhouse, Wyse Road, Highwood, Chelmsford, Essex				
Parish:	Highwood	Typology:	9		
Developable Site Area (ha):	0.57	Reason for discounted areas:			
Potential Yield:	14	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS112</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford				
Parish:	Galleywood	Typology:	6		
Developable Site Area (ha):	4.88	Reason for discounted areas:			
Potential Yield:	120	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Possible ransom strip. Overhead electric supply cables run through the site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>					
Generally Flat.					



<b>SHELAA Reference: CFS113</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex				
Parish:	Writtle	Typology:	5		
Developable Site Area (ha):	16.47	Reason for discounted areas:			
Potential Yield:	404	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to landscape of local interest. 0.33ha protected under TPO/2008/054.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Possible ransom strip. Access to site limits development potential.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS114</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Southfields, School Road, Good Easter, Chelmsford, Essex, CM1 4RT				
Parish:	Good Easter	Typology:	9		
Developable Site Area (ha):	0.62	Reason for discounted areas:			
Potential Yield:	15	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian 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.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS115</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	The Blue House, Chignal Road, Chignal Smealy, Chelmsford, Essex, CM1 4SS				
Parish:	Chignal	Typology:	8		
Developable Site Area (ha):	1.32	Reason for discounted areas:			
Potential Yield:	37	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Local listed building within site. Building of local land value within site. 0.046ha protected under TPO/2002/019.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS116</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East of 1-15 Millfields, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	7		
Developable Site Area (ha):	3.3	Reason for discounted areas:			
Potential Yield:	92	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle and Pedestrian access from Mill Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS117</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	BAE Works, West Hanningfield Road, Great Baddow, Chelmsford				
Parish:	Great Baddow	Typology:	5+25+31		
Developable Site Area (ha):	15.5	Reason for discounted areas:			
Potential Yield:	323	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. All via West Hanningfield Road at present. Cycle Route 14 runs along Northern boundary of site. Grade 2 listed building and local listed building within site. Part of building of local land value. Priority 3 Contaminated Land: SOPC000803. Playing pitches on site but submission indicated community facility on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS118</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land West of BAE Systems, West Hanningfield Road, Great Baddow				
Parish:	Great Baddow	Typology:	7		
Developable Site Area (ha):	1.57	Reason for discounted areas:			
Potential Yield:	44	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	3	Site is adjacent to a primary/secondary frontage, Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. All via Vicarage Lane at present.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS119</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of the Crescent, Little Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	32		
Developable Site Area (ha):	5.37	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Retail				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	N/A				
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site can be accessed from Braintree Road (A131) and The Crescent.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS120</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North West of Longlands Farm, Boreham Road, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	6		
Developable Site Area (ha):	11.98	Reason for discounted areas:			
Potential Yield:	294	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a protected lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS121</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Ash Tree House, Boyton Cross, Roxwell, Chelmsford, Essex, CM1 4LP				
Parish:	Roxwell	Typology:	25+29+30		
Developable Site Area (ha):	4	Reason for discounted areas:	Oil pipe (0.04ha)		
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 3 contaminated land: SOPC000835, SOPC000836.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>3</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS122</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	6		
Developable Site Area (ha):	9.2	Reason for discounted areas:			
Potential Yield:	225	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access from Essex Regiment Way roundabout. Site adjacent to historic landfill: EAHL34697.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS123</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South East of Little Belsteads, Back Lane, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	7		
Developable Site Area (ha):	2.15	Reason for discounted areas:			
Potential Yield:	60	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Access to Chelmer Valley P&R. Vehicular access available from Back Lane. Priority 2 contaminated land SOPC000840. Historic landfill: EAHLD01001.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS124</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham, Chelmsford, Essex				
Parish:	Broomfield	Typology:	6		
Developable Site Area (ha):	7.16	Reason for discounted areas:			
Potential Yield:	175	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicular access from Essex Regiment Way. Wholly covered by TPO referenced TPO/2006/017. 2.57ha within Local Wildlife Site. 2ha within Essex Wildlife Trust Nature Reserve. Contaminated land SOPC000527, CHL418. Historic landfill refuse tip east of Butlers Farm.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS125</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North of Cranham Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	6		
Developable Site Area (ha):	8.8	Reason for discounted areas:			
Potential Yield:	216	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Existing vehicular access from Drakes Lane and Cranham Road. 0.658ha protected under TPO/2003/076. Contaminated land: SOPC00463, SOPC000240.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS126</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Brookmans Farm, Back Lane, Stock, Ingatestone, CM4 9DD				
Parish:	Stock	Typology:	9		
Developable Site Area (ha):	0.6	Reason for discounted areas:			
Potential Yield:	14	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site is currently accessed directly from Back Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS127</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South of Brookmans Farm, Back Lane, Stock, Ingatestone				
Parish:	Stock	Typology:	7		
Developable Site Area (ha):	1.8	Reason for discounted areas:			
Potential Yield:	50	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS128</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Bolding Hatch Business Centre, Bishops Stortford Road, Roxwell, Chelmsford				
Parish:	Roxwell	Typology:	25		
Developable Site Area (ha):	0.7	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access is available directly from A1060.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



SHELAA Reference: CFS129		Category: 2		15 May 2020	
Site Address:		Land South of Writtle and North of the A141, Writtle, Chelmsford, Essex			
Parish:		Writtle		Typology: 2	
Developable Site Area (ha):		56.49		Reason for discounted areas:	
Potential Yield:		949		Comments on the size of site:	
Proposed Use:		Residential			
Suitability Criteria:			Suitability Score:		2
Locality of Residential Development		2	Site is adjacent to a Defined Settlement Boundary		
Proximity to Employment Development		5	Site is outside of any existing/proposed employment allocation		
Proximity to Retail Development		5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre		
Proximity to the Workplace		5	Site is within 2km walking distance of an employment allocation		
Proximity to the Workforce		N/A			
Public Transport		3	Site is within 400m walking distance of one or more services		
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access		N/A			
Designated Heritage Assets		5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets		5	Site does 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 or Waste Safeguarding Area		
Impact on Areas of Defined Open Space		3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space		
Impact on the Green Belt & Green Wedge		0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge		
Land Classification		1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3		
Impact on Locally Protected Natural Features		5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt		
Flood Risk Constraints		2	Up to 25% of site area is within Flood Zone 3		
Impact on Air Quality Management Areas		5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints		3	Treatment expected to be required on part of the site		
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation		
Impact on Community Facilities		5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility		
Comments on Suitability		In range of bus stops. Vehicular access from the Lodge Road or Margaretting Road or Paradise Road. Area of contaminated land, Priority 4 and 3 SOPC000105 ECC Gravel Pit. Playing pitches on site but submission indicated community facility on site			
Availability Criteria:			Availability Score:		2
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. Part of the site is currently in use for other purposes. Site not within promoters ownership.			
Achievability Criteria:			Achievability Score:		1
Viability		3	Development is marginal		
Timescale for Deliverability		5	Up to 5 years		
Comments on Achievability					
Other Comments:		Generally Flat.			



<b>SHELAA Reference: CFS130</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South and South East of East Hanningfield Village, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Typology:	2		
Developable Site Area (ha):	59.061	Reason for discounted areas:	Gas pipe and Buffer (2.139ha)		
Potential Yield:	992	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle and cycle access from Main Road, Creepedge Lane and Old Church Road. 2.085ha protected under TPO/1975/039, TPO/2016/016, TPO/1984/019. Priority 4 SPOC000670 adjacent to north of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS131</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North and South of East Hanningfield Road, South and East of How Green, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	2		
Developable Site Area (ha):	72.31	Reason for discounted areas:	Gas pipe and Buffer (2.26ha)		
Potential Yield:	1215	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from East Hanningfield Road, Southend Road, Southlands Chase and Butts Green Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS132</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land surrounding Highlands Farm East and West of Southend Road, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Typology:	2		
Developable Site Area (ha):	77.1	Reason for discounted areas:	Gas Installation Buffer (1.07ha)		
Potential Yield:	1295	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle access from Main Road. Grade 2 listed building within site. Three small areas of Priority 4 contaminated land on eastern margins of eastern parcel.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of the site is currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS133</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South of 720 Galleywood Road, Chelmsford				
Parish:	Chelmsford	Typology:	19+25+32		
Developable Site Area (ha):	0.11	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian access from Galleywood Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS134</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South West of Silverwood, South Hanningfield Road, Rettendon, Chelmsford				
Parish:	Rettendon	Typology:	18		
Developable Site Area (ha):	0.24	Reason for discounted areas:			
Potential Yield:	7	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS135</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land north of The Old Coal Yard, Little Waltham, Chelmsford, Essex				
Parish:	Broomfield	Typology:	25		
Developable Site Area (ha):	0.38	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access from Little Waltham Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS136</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land south of Cob Cottage, Church Road, West Hanningfield, Chelmsford, Essex				
Parish:	West Hanningfield	Typology:	7		
Developable Site Area (ha):	1.6	Reason for discounted areas:			
Potential Yield:	45	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. No vehicular access at present.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS137</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land West of Farrow Road, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	25+30		
Developable Site Area (ha):	3.7	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular access from Rodney Way. Priority 4 contaminated land: SOPC000004.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS138</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of Hallfield House, Back Lane, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	7		
Developable Site Area (ha):	3.3	Reason for discounted areas:			
Potential Yield:	92	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS139</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Boreham Airfield, Waltham Road, Boreham, Chelmsford				
Parish:	Boreham	Typology:	1		
Developable Site Area (ha):	474.736	Reason for discounted areas:	Electricity line (0.664ha)		
Potential Yield:	7976	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC000545.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	A safeguarded corridor runs north/south through the site which is allocated for the future North East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS140</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South East of Merefields, Main Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	5		
Developable Site Area (ha):	13.74	Reason for discounted areas:			
Potential Yield:	337	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing Footpaths access via roads and existing gates.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS141</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North West of the Crescent, Little Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	7		
Developable Site Area (ha):	2.98	Reason for discounted areas:			
Potential Yield:	83	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjoins Priority 1 contaminated site: SOPC000233 - former gravel pit.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS142</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Lammas Cottage, High Street, Stock				
Parish:	Stock	Typology:	8		
Developable Site Area (ha):	1.2	Reason for discounted areas:	Oil pipe (0.02ha)		
Potential Yield:	34	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access is available off Fosters Close and Stock Road. Adjacent to Grade 2 listed building. Partially within a conservation area. 0.68ha protected under TPO/2001/068.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Pipeline runs through the site which requires a 6 metre easement to be undeveloped.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS143</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land at Seven Ash Green				
Parish:	Chelmsford	Typology:	6		
Developable Site Area (ha):	9	Reason for discounted areas:			
Potential Yield:	221	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Handful of trees on site protected under TPO/1983/035. Priority 2 contaminated land SOPC000221 on portion of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS144</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of St Marys Church, Church Road, Little Baddow, Chelmsford, Essex				
Parish:	Little Baddow	Typology:	17		
Developable Site Area (ha):	0.38	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Existing access from Church Lane. Adjacent to a protected lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: CFS145</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East of Plantation Road and West of Church Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	2		
Developable Site Area (ha):	52.25	Reason for discounted areas:	Gas pipe and Buffer (0.35ha)		
Potential Yield:	878	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing field access from Plantation Road. Adjacent to Grade 2 listed building. Adjacent to conservation area. Adjacent to a protected lane. 0.11ha protected under TPO/2001/045. Priority 2 contaminated land SOPC000828 adjacent to southern parcel of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS146</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of Bowen House, Wheelers Hill, Little Watham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	8		
Developable Site Area (ha):	1.03	Reason for discounted areas:			
Potential Yield:	29	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Existing field access from Plantation Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS147</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land at and West of 71 School Road, Downham, Billericay, Essex				
Parish:	South Hanningfield	Typology:	6		
Developable Site Area (ha):	7.19	Reason for discounted areas:			
Potential Yield:	176	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Small section of the site is on a long term lease as a car park.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS148</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Cuton Hall Lane, Chelmer Village, Springfield, Chelmsford, Essex				
Parish:	Springfield	Typology:	7+25+29+30		
Developable Site Area (ha):	1.77	Reason for discounted areas:			
Potential Yield:	40	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>		<b>Suitability Score:</b>		<b>2</b>	
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 2 trees on site protected under TPO/2004/010. Nursery school on site				
<b>Availability Criteria:</b>		<b>Availability Score:</b>		<b>2</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>		<b>Achievability Score:</b>		<b>1</b>	
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS149</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North East of Mole Cottage, London Road, Chelmsford, Essex				
Parish:	Margaretting	Typology:	25		
Developable Site Area (ha):	0.4	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access is available directly from the A1016.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	
Viability	0	Development is likely unviable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS150</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North East of Berwyn, Maldon Road, Margetting, Ingatestone, Essex				
Parish:	Margaretting	Typology:	7		
Developable Site Area (ha):	3.5	Reason for discounted areas:			
Potential Yield:	98	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian access off both Roman Road and Maldon Road. 7 trees on site protected under TPO/2004/043.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The south western boundary of the site is marginally affected by low risk surface water flooding. Generally Flat.				

<b>SHELAA Reference: CFS151</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South and East of Springwood, Mashbury Road, Chignal St James, Chelmsford, Essex				
Parish:	Chignal	Typology:	17		
Developable Site Area (ha):	0.3	Reason for discounted areas:			
Potential Yield:	9	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to buildings of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS152</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North of Ash Tree House, Boyton Cross, Roxwell				
Parish:	Roxwell	Typology:	7		
Developable Site Area (ha):	2.58	Reason for discounted areas:			
Potential Yield:	72	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 3 contaminated land adjacent to the south SOPC000836.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS153</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	206 and 208 Main Road, Broomfield, Chelmsford, Essex, CM1 7AJ				
Parish:	Broomfield	Typology:	25		
Developable Site Area (ha):	0.4	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access available from B1008. Adjacent to Grade 2 listed building. Adjacent to buildings of local land value. 0.008ha protected under TPO/2001/055.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>3</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS154</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of Broomfield Library, 180 Main Road, Broomfield, Chelmsford, Essex				
Parish:	Broomfield	Typology:	17		
Developable Site Area (ha):	0.44	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access available from B1008. Adjacent to buildings of local land value. 0.63ha protected under TPO/2001/055.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS155</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Nurses Cottage, North Hill, Little Baddow, Chelmsford, Essex				
Parish:	Little Baddow	Typology:	8		
Developable Site Area (ha):	0.88	Reason for discounted areas:			
Potential Yield:	25	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Wholly covered by TPO referenced TPO/2003/088.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS156</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South West of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	6+23		
Developable Site Area (ha):	9.8	Reason for discounted areas:			
Potential Yield:	240	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access both vehicular and pedestrian available from School Lane and Hollow Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS158</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South of St Annes, Priory Road, Bicknacre				
Parish:	Bicknacre	Typology:	6		
Developable Site Area (ha):	6.58	Reason for discounted areas:			
Potential Yield:	161	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Northern boundary of site abuts Priory Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The site is at risk of surface flooding from ditches that border the edge of the field parcels Generally Flat.				

<b>SHELAA Reference: CFS159</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Field South of Jubilee Rise, Danbury, Chelmsford				
Parish:	Danbury	Typology:	7		
Developable Site Area (ha):	1.7	Reason for discounted areas:			
Potential Yield:	48	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	The North Eastern boundary abuts Jubilee Rise and the South Western boundary abuts Gay Bower Lane. Adjacent to a protected lane. 3 trees on site protected under TPO/2006/063.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS160</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North of Boreham Industrial Estate, Waltham Road, Boreham, Chelmsford				
Parish:	Boreham	Typology:	25+29+30		
Developable Site Area (ha):	4.45	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to an employment area. In range of bus stops. Vehicular and pedestrian access available from Euromix access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	
Viability	0	Development is likely unviable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>		Generally Flat.			

<b>SHELAA Reference: CFS161</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	185 New London Road, Chelmsford, CM2 9AE				
Parish:	Chelmsford	Typology:	22		
Developable Site Area (ha):	0.18	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Within conservation area. SOPC000111. Loss of Brethen's meeting room				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS162</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land Adjacent to Sandpit Cottage, Holybread Lane, Little Baddow, Chelmsford				
Parish:	Little Baddow	Typology:	8		
Developable Site Area (ha):	1.4	Reason for discounted areas:			
Potential Yield:	39	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 1.02ha protected under TPO/2006/078. SOPC000302.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	Ref: 77/1300 - Approval for 2 temporary structures for the cultivation of mushrooms  Ref: 10/01885 - Refusal of new dwelling with detached garage				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS163</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North side of Ladywell Lane, Sandon, Chelmsford				
Parish:	Sandon	Typology:	18		
Developable Site Area (ha):	0.2	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.027ha protected under TPO/2015/001.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS164</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South of former Sandon Centre, Woodhill Road, Sandon, Chelmsford				
Parish:	Sandon	Typology:	8		
Developable Site Area (ha):	1.08	Reason for discounted areas:			
Potential Yield:	30	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. SOPC000312 - gravel pit. Loss of Brethen's meeting hall				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS165</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land known as North West Quadrant, West of Avon Road, Chelmsford				
Parish:	Writtle	Typology:	2		
Developable Site Area (ha):	126	Reason for discounted areas:			
Potential Yield:	2117	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Current vehicle access via farm track to the north of junction of Roxwell Road with Lordship Lane. 0.591ha protected under TPO/1990/024. SOPC000860, SOPC000801.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The proposal is to provide attenuation ponds adjacent to the watercourses. Generally Flat.				

<b>SHELAA Reference: CFS166</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land West of Hanbury Road, Chelmsford				
Parish:	Chelmsford	Typology:	25+29+30		
Developable Site Area (ha):	4.1	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more 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 adjacent to the strategic road network, primary road network, 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular and pedestrian access to the site is via Hanbury Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>3</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS168</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Hills Yard, Beachs Drive, Chelmsford, CM1 2NJ				
Parish:	Chelmsford	Typology:	13		
Developable Site Area (ha):	0.89	Reason for discounted areas:			
Potential Yield:	25	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Category 2 site 933.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	3	Development is marginal			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS172</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South East Of Southlands Cottages, Runwell Road, Runwell, Wickford, Essex				
Parish:	Rettendon	Typology:	4		
Developable Site Area (ha):	28.73	Reason for discounted areas:	Electricity line (0.01ha)		
Potential Yield:	483	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>		<b>Suitability Score:</b>		<b>3</b>	
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian access off Runwell Road (A132). 0.591ha protected under TPO/2001/078. Category 4 SOPC000015 to the west of site.				
<b>Availability Criteria:</b>		<b>Availability Score:</b>		<b>1</b>	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>		<b>Achievability Score:</b>		<b>1</b>	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: CFS173</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land Adjacent Danbury Mission Evangelical Church, Maldon Road, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	23		
Developable Site Area (ha):	0.45	Reason for discounted areas:			
Potential Yield:	29	Comments on the size of site:			
Proposed Use:	Specialist Housing				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. New vehicular and pedestrian access approved as part of Medical Centre development has been designed to provide suitable access into the site. Within conservation area. 0.073ha protected under TPO/2002/064. Proposed care home to replace medical centre				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Possible ransom strip. Right of way over the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS174</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land West Of Byfield House, Stock Road, Stock, Ingatestone, Essex				
Parish:	Danbury	Typology:	7		
Developable Site Area (ha):	1.68	Reason for discounted areas:			
Potential Yield:	47	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle Access via Stock Road and Crondon Park Lane. Category 4 site to the east SOPC000205.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS175</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Driving Range And Golf Academy, Crondon Park Golf Club, Stock Road, Stock, Ingatestone, Essex, CM4 9DP				
Parish:	Stock	Typology:	6		
Developable Site Area (ha):	6.01	Reason for discounted areas:			
Potential Yield:	147	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle Access via Crondon Park Lane. Loss of golf driving range				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS176</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Crondon Park Golf Club Barn, Stock Road, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	7		
Developable Site Area (ha):	3.88	Reason for discounted areas:			
Potential Yield:	109	Comments on the size of site:			
Proposed Use:	Other				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	0	Site is in excess of 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all 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 adjacent to the strategic road network, primary road network, a safeguarded trunk road or B road			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle Access via Crondon Park Lane. Grade 2 listed building within site. Loss of golf club				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS177</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South And North West Of Lynfords Drive, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	7		
Developable Site Area (ha):	1.702	Reason for discounted areas:	Gas pipe and Buffer (0.098ha)		
Potential Yield:	48	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	SOPC000853.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS178</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Greenacres, Domsey Lane, Little Waltham, Chelmsford, Essex, CM3 3PS				
Parish:	Little Waltham	Typology:	7		
Developable Site Area (ha):	2.48	Reason for discounted areas:			
Potential Yield:	69	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b> Generally Flat.					

<b>SHELAA Reference: CFS179</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South Of Hunters Moon, Whites Hill, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	17		
Developable Site Area (ha):	0.3	Reason for discounted areas:			
Potential Yield:	9	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS180</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land Adjacent to Newells, Slades Lane, Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	17		
Developable Site Area (ha):	0.36	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Via Slades Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: CFS181		Category: 2		15 May 2020	
Site Address:		Land North and South of Brick Barns Farm			
Parish:		Broomfield		Typology: 1	
Developable Site Area (ha):		156.508		Reason for discounted areas: Gas pipe and Buffer (0.292ha)	
Potential Yield:		2629		Comments on the size of site: Size of site is potentially suitable for retail or office use	
Proposed Use:		Mixed Use			
Suitability Criteria:			Suitability Score:		2
Locality of Residential Development		2	Site is adjacent to a Defined Settlement Boundary		
Proximity to Employment Development		5	Site is outside of any existing/proposed employment allocation		
Proximity to Retail Development		5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre		
Proximity to the Workplace		5	Site is within 2km walking distance of an employment allocation		
Proximity to the Workforce		5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary		
Public Transport		3	Site is within 400m walking distance of one or more services		
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access		2	Site has direct access to or is adjacent to a safeguarded trunk road or B road		
Designated Heritage Assets		0	Site contains one or more designated heritage asset		
Non-Designated Heritage Assets		3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets		0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints		0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area		
Impact on Areas of Defined Open Space		5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space		
Impact on the Green Belt & Green Wedge		5	Site does not lie within the Metropolitan Green Belt or a Green Wedge		
Land Classification		1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3		
Impact on Locally Protected Natural Features		3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt		
Flood Risk Constraints		5	Site is within Flood Zone 1		
Impact on Air Quality Management Areas		5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints		3	Treatment expected to be required on part of the site		
Neighbouring Constraints		5	Site has no neighbouring constraints		
Impact on Community Facilities		5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility		
Comments on Suitability		In range of bus stops. Grade 2 listed buildings within site. Partially within conservation area. Adjacent to buildings of local land value. 1.063ha protected under TPO/2003/055, TPO/2004/065. SOPC000584. Proposed community facilities would replace sports centre on site			
Availability Criteria:			Availability Score:		2
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		Multiple ownership. Landowners have not ben involved with submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			
Achievability Criteria:			Achievability Score:		1
Viability		3	Development is marginal		
Timescale for Deliverability		5	Up to 5 years		
Comments on Achievability					
Other Comments:		Generally Flat.			



<b>SHELAA Reference: CFS182</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North and South of Brick Barns Farm, Mashbury Road, Chignal St James, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	2		
Developable Site Area (ha):	55.6	Reason for discounted areas:			
Potential Yield:	934	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to buildings of local land value. Category 4 sites: SOPC000587, SOPC000589, SOPC000588, SOPC000590.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	3	Development is marginal			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: CFS183</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield, Chelmsford, Essex				
Parish:	Broomfield	Typology:	2		
Developable Site Area (ha):	63	Reason for discounted areas:			
Potential Yield:	1058	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access can be gained via Hollow Lane, Patching Hall Lane, School Lane, and Main Road. Adjacent to Grade 2 listed building. Adjacent to buildings of local land value. 4 sites to the eastern parcel SOPC000600, SOPC000887, SOPC000802.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	No evidence of landowner/s support with submission. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS187</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow, Chelmsford				
Parish:	Great Baddow	Typology:	4		
Developable Site Area (ha):	29.355	Reason for discounted areas:	Gas pipe and Buffer (1.275ha)		
Potential Yield:	493	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Former BAE Systems site. In range of bus stops. Access off A12/ A1114 roundabout or West Hanningfield Road. Adjacent to Local Listed building. Adjacent to buildings of local land value. Pond identified in northern section as priority 4.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS188</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Danecroft, Woodhill Road, Danbury, Chelmsford, Essex, CM3 4DY				
Parish:	Danbury	Typology:	8		
Developable Site Area (ha):	0.98	Reason for discounted areas:			
Potential Yield:	27	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS189</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North West of Montpelier Villa, Main Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.39	Reason for discounted areas:			
Potential Yield:	12	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS190</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East of 1-15 Millfields, Danbury, Chelmsford				
Parish:	Danbury	Typology:	7		
Developable Site Area (ha):	3.35	Reason for discounted areas:			
Potential Yield:	94	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b> Generally Flat.					

<b>SHELAA Reference: CFS191</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land West of 129 Watchhouse Road, Galleywood				
Parish:	Galleywood	Typology:	5		
Developable Site Area (ha):	14.52	Reason for discounted areas:			
Potential Yield:	356	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS192</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land on the west side of North Hill, Little Baddow, Chelmsford				
Parish:	Little Baddow	Typology:	8		
Developable Site Area (ha):	0.77	Reason for discounted areas:			
Potential Yield:	22	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Wholly covered by TPO (0.77ha) protected under TPO/2007/129 and TPO/2007/160.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS193</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	1 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford				
Parish:	West Hanningfield	Typology:	19		
Developable Site Area (ha):	0.06	Reason for discounted areas:			
Potential Yield:	3	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from Ship Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS194</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	2 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford				
Parish:	West Hanningfield	Typology:	19		
Developable Site Area (ha):	0.07	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS195</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South East of 36 Castle Close and North West of 42 Catherines Close				
Parish:	Great Leighs	Typology:	7		
Developable Site Area (ha):	2.53	Reason for discounted areas:			
Potential Yield:	71	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access achievable from Beadle Way.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS196</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South of Chelmer Village Way and North of the Chelmer and Blackwater Navigtion, Springfield, Chelmsford				
Parish:	Springfield	Typology:	4		
Developable Site Area (ha):	31.627	Reason for discounted areas:	Gas pipe and Buffer (1.153ha)		
Potential Yield:	531	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Cycle route 26, 16 run through/adjacent to site. Adjacent to Grade 2 listed building. Within conservation area. Part of building of local land value. 10.29ha within Local Wildlife Site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS197</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Former Industrial Site, Rignals Lane, Galleywood, Chelmsford				
Parish:	Galleywood	Typology:	11		
Developable Site Area (ha):	1.66	Reason for discounted areas:			
Potential Yield:	139	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access from Rignals Lane. 0.016ha protected under TPO/2006/069.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS198</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Barn adjacent the old Off Licence, Blasford Hill, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.38	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS199</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land at Sturgeons Farm, Cow Watering Lane, Writtle				
Parish:	Writtle	Typology:	30		
Developable Site Area (ha):	0.69	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Other				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle Access via Lordship Road or through the farm.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS200</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land north and south of 19 and 21 Lordship Road, Writtle				
Parish:	Writtle	Typology:	7		
Developable Site Area (ha):	1.49	Reason for discounted areas:			
Potential Yield:	42	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road. 0.1ha protected under TPO/2016/042, TPO/2000/058.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS201</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South West of Writtle College Juicing Plant, Lordship Road, Writtle				
Parish:	Writtle	Typology:	6		
Developable Site Area (ha):	7.3	Reason for discounted areas:			
Potential Yield:	179	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS203</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Countryside Skills Centre, Cow Watering Lane, Writtle				
Parish:	Writtle	Typology:	23		
Developable Site Area (ha):	6.57	Reason for discounted areas:			
Potential Yield:	426	Comments on the size of site:			
Proposed Use:	Specialist Housing				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS204</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs				
Parish:	Great Leighs	Typology:	1		
Developable Site Area (ha):	158.5	Reason for discounted areas:			
Potential Yield:	2663	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Grade 2 listed buildings within site. 8.85ha protected under TPO/2001/083, TPO/2001/100, TPO/2005/038, TPO/2007/116. 5ha within Local Wildlife Site. 1.548ha within Ancient Woodland. Historic landfill: Essex Showground. Small areas of contaminated land scattered across the site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS205</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Runwell Hall Farm, Hoe Lane, Rettendon, Chelmsford				
Parish:	Runwell	Typology:	2		
Developable Site Area (ha):	67.4	Reason for discounted areas:	Electricity line (0.1ha)		
Potential Yield:	1132	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site is currently accessed from Hoe Lane. 7.15ha protected under TPO/2010/025, TPO/2010/037. 7.18ha within Local Wildlife Site. 1.548ha within Ancient Woodland.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	3	Development is marginal			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS206</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South East of Sandpit Cottage, Holybread Lane, Little Baddow				
Parish:	Little Baddow	Typology:	7		
Developable Site Area (ha):	2.39	Reason for discounted areas:			
Potential Yield:	67	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a protected lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS207</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land to the East of Bulls Lodge Farm, Generals Lane, Boreham				
Parish:	Boreham	Typology:	8		
Developable Site Area (ha):	1.13	Reason for discounted areas:			
Potential Yield:	32	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS208</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land at Manor Farm, Sandford Mill Lane, Great Baddow, Chelmsford				
Parish:	Great Baddow		Typology:	2	
Developable Site Area (ha):	90.531		Reason for discounted areas:	Gas pipe and Buffer (4.419ha)	
Potential Yield:	1521		Comments on the size of site:	Size of site is potentially suitable for retail or office use	
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>			<b>Suitability Score:</b>		<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Cycle Route 16 runs 100 m to the north of the site. Partially within conservation area. Adjacent to buildings of local land value. 0.03ha protected under TPO/2000/008.				
<b>Availability Criteria:</b>			<b>Availability Score:</b>		<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site not within promoters ownership.				
<b>Achievability Criteria:</b>			<b>Achievability Score:</b>		<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	To be confirmed via a detailed ground assessment and surface water drainage strategy. A detailed Flood Risk Assessment and surface water drainage strategy would be required prior to development on the site Mixed Gradient.				



<b>SHELAA Reference: CFS209</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East and West of Beaumont Otes, Chignal Road, Chignal Smealy, Chelmsford				
Parish:	Broomfield	Typology:	2		
Developable Site Area (ha):	60.55	Reason for discounted areas:			
Potential Yield:	1017	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>		<b>Suitability Score:</b>		<b>3</b>	
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to buildings of local land value. Category 4 contaminated land: SOPC000278, CHL295, CHL474, CHL479, SOPC000591.				
<b>Availability Criteria:</b>		<b>Availability Score:</b>		<b>1</b>	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>		<b>Achievability Score:</b>		<b>1</b>	
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS210</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land West of Beaumont Oates Cottage, Chignal Road, Chignal Smealy, Chelmsford				
Parish:	Chignal	Typology:	7+25+29+30+31		
Developable Site Area (ha):	2.2	Reason for discounted areas:			
Potential Yield:	43	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b> Generally Flat.					



<b>SHELAA Reference: CFS211</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex CM1 7BT				
Parish:	Broomfield	Typology:	7		
Developable Site Area (ha):	2.49	Reason for discounted areas:			
Potential Yield:	70	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access from Gutters Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS212</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Field East Of Saxon Way, Broomfield, Chelmsford, Essex				
Parish:	Broomfield	Typology:	6		
Developable Site Area (ha):	5.4	Reason for discounted areas:			
Potential Yield:	132	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access from Saxon Way available to the site. Priority 4 contaminated land SOPC000227 and ECC CHL233.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS213</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South of Hassenbrook, Victoria Road, Writtle, Chelmsford				
Parish:	Writtle	Typology:	6		
Developable Site Area (ha):	10.2	Reason for discounted areas:			
Potential Yield:	250	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 1 contaminated land SOPC000890.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS214</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford				
Parish:	Writtle	Typology:	7		
Developable Site Area (ha):	2.94	Reason for discounted areas:			
Potential Yield:	82	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Small portion of contaminated land CHL601.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS215</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North East of Spread Eagle, Church Lane, Great Waltham, Chelmsford				
Parish:	Great Waltham	Typology:	4		
Developable Site Area (ha):	22.7	Reason for discounted areas:			
Potential Yield:	381	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS216</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South of Church of England Primary School, Main Road, Ford End, Chelmsford				
Parish:	Great Waltham	Typology:	6		
Developable Site Area (ha):	5.4	Reason for discounted areas:			
Potential Yield:	132	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS217</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land East of Home Pastures, Main Road, Ford End, Chelmsford				
Parish:	Great Waltham	Typology:	6		
Developable Site Area (ha):	4.4	Reason for discounted areas:			
Potential Yield:	108	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 4 contaminated land SOPC000367 and ECC CHL369.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS218</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Hilltop, Southend Road, Howe Green, Chelmsford				
Parish:	Sandon	Typology:	18		
Developable Site Area (ha):	0.2	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Wholly covered by TPO referenced TPO/2015/018.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS219</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of Cricketers Close, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	6		
Developable Site Area (ha):	9.7	Reason for discounted areas:			
Potential Yield:	238	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access from White Mead. 0.431ha protected under TPO/2001/037, TPO/2001/129.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Multiple ownership. Landowners have not ben involved with submission. No evidence of all landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS220</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North East of Hands Farm Cottages, Radley Green Road, Highwood				
Parish:	Highwood	Typology:	17		
Developable Site Area (ha):	0.38	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Public highway runs alongside the site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Possible allotment site. Land acquired as allotments.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS221</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land West of Greenfield, Highwood Road, Edney Common, Chelmsford				
Parish:	Highwood	Typology:	18		
Developable Site Area (ha):	0.19	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Public highway runs alongside the site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Possible allotment site. Play equipment on site. Land acquired as allotments.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS222</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South of Elrose, Mayes Lane, Sandon, Chelmsford				
Parish:	Sandon	Typology:	8		
Developable Site Area (ha):	1.37	Reason for discounted areas:			
Potential Yield:	38	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS223</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land Adjacent and Rear of 188 Main Road, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	17		
Developable Site Area (ha):	0.3	Reason for discounted areas:			
Potential Yield:	9	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access road to the site from Main Road. 0.004ha protected under TPO/2003/028.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS224</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Chenwill, Links Drive, Chelmsford				
Parish:	Chelmsford	Typology:	19		
Developable Site Area (ha):	0.065	Reason for discounted areas:			
Potential Yield:	3	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	1 tree on site protected under TPO/2006/006.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Possible ransom strip. Access to the site needs to be established.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS225</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Brookside Farm, Southend Road, Great Baddow, Chelmsford				
Parish:	Great Baddow	Typology:	7		
Developable Site Area (ha):	2.03	Reason for discounted areas:			
Potential Yield:	57	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from Southend Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	4	Established single use			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS226</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford				
Parish:	Great Baddow	Typology:	6		
Developable Site Area (ha):	4.88	Reason for discounted areas:			
Potential Yield:	120	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access and site links to Church Street Great Baddow. Adjacent to buildings of local land value. 0.312ha protected under TPO/2007/081. Majority of site within Church Street Historic Landfill CHE030.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS227</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South West of Rettendon Place Farm, Main Road, Rettendon				
Parish:	Rettendon	Typology:	6+23		
Developable Site Area (ha):	10.163	Reason for discounted areas:	Gas pipe and Buffer (0.537ha)		
Potential Yield:	249	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS228</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North West of Rettendon Turnpike, Rettendon, Chelmsford				
Parish:	Rettendon	Typology:	7+23		
Developable Site Area (ha):	2.998	Reason for discounted areas:	Gas pipe (0.002ha)		
Potential Yield:	84	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from Rettendon turnpike.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS229</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East of A130 and North West of Runwell Road, Rettendon				
Parish:	Rettendon	Typology:	7+23		
Developable Site Area (ha):	2.982	Reason for discounted areas:	Gas pipe and Buffer (0.248ha)		
Potential Yield:	83	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce					
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access					
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from Rettendon turnpike.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS230</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North West of Hillminster, Hawk Hill, Rettendon, Wickford				
Parish:	Rettendon	Typology:	7		
Developable Site Area (ha):	2.3	Reason for discounted areas:			
Potential Yield:	64	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from Rettendon turnpike. 2.281ha protected under TPO/2001/078.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS231</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South of Burnham Road, Battlesbridge, Wickford				
Parish:	Rettendon		Typology:	5+23	
Developable Site Area (ha):	14.462		Reason for discounted areas:	Gas pipe and Buffer (0.238ha)	
Potential Yield:	354		Comments on the size of site:	Size of site is potentially suitable for retail or office use	
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>			<b>Suitability Score:</b>		<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from Rettendon turnpike. 0.238ha protected under TPO/2001/078.				
<b>Availability Criteria:</b>			<b>Availability Score:</b>		<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>			<b>Achievability Score:</b>		<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS232</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North East of Meadow Road, Rettendon, Chelmsford				
Parish:	Rettendon	Typology:	6+23		
Developable Site Area (ha):	9.58	Reason for discounted areas:			
Potential Yield:	235	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more 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 adjacent to the strategic road network, primary road network, 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access and pedestrian access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS233</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford				
Parish:	Rettendon	Typology:	4		
Developable Site Area (ha):	30.32	Reason for discounted areas:			
Potential Yield:	509	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS234</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North East of Rettendon Turnpike, Rettendon, Chelmsford				
Parish:	Rettendon	Typology:	6+23		
Developable Site Area (ha):	9.36	Reason for discounted areas:			
Potential Yield:	229	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. This site has access from the Woodham Road and Rettendon turnpike.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS235</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.3	Reason for discounted areas:			
Potential Yield:	9	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.11ha protected under TPO/2011/006, TPO/2018/005.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	There is a storm/surface water drain discharging into the site. Generally Flat.				

<b>SHELAA Reference: CFS236</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North West of Sundayville, Lynfords Drive, Runwell, Wickford				
Parish:	Runwell	Typology:	5+32		
Developable Site Area (ha):	18.477	Reason for discounted areas:	Gas pipe and Buffer (0.123ha)		
Potential Yield:	430	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Runwell Hospital contaminated land SOPC000853.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Electric pylons run through the site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS237</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Meapswood, Park Lane, Ramsden Heath, Billericay, Essex CM11 1NN				
Parish:	South Hanningfield	Typology:	17		
Developable Site Area (ha):	0.49	Reason for discounted areas:			
Potential Yield:	15	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	There is a vehicular access still present although overgrown.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Storm drains within immediate context of the site in very poor condition. Generally Flat.				

<b>SHELAA Reference: CFS238</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex CM2 8HR				
Parish:	Great Baddow	Typology:	18		
Developable Site Area (ha):	0.17	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Present pedestrian access via 'Parklands'.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS239</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South of The Old Rectory, Mashbury Road, Chignal St James				
Parish:	Chignal	Typology:	18		
Developable Site Area (ha):	0.13	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site has road frontage. Adjacent to buildings of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS240</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath, Billericay				
Parish:	South Hanningfield	Typology:	17		
Developable Site Area (ha):	0.38	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS241</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Civic Centre Land Site, Duke Street, Chelmsford				
Parish:	Chelmsford	Typology:	11+26+32		
Developable Site Area (ha):	1.93	Reason for discounted areas:			
Potential Yield:	130	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of rail station & bus stops. Cycle Route 45 runs along west boundary. Local listed building within site. Partially within conservation area. Part of building of local land value. Cramphorn Theatre on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Electricity substation on site. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS243</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Play Area, Jubilee Rise, Danbury, Chelmsford				
Parish:	Danbury	Typology:	19		
Developable Site Area (ha):	0.046	Reason for discounted areas:			
Potential Yield:	2	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
Electricity substation on site.					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>					
Generally Flat.					



<b>SHELAA Reference: CFS252</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Former Church Hall, Woodhall Road, Chelmsford				
Parish:	Chelmsford	Typology:	17		
Developable Site Area (ha):	0.37	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Part of site currently in use for other purposes. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS253</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Allotment Gardens, Hill Road South, Chelmsford				
Parish:	Chelmsford	Typology:	7		
Developable Site Area (ha):	2.38	Reason for discounted areas:			
Potential Yield:	67	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	0	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	0	Site does not contain any non-designated heritage assets			
Archaeological Assets	0	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to conservation area. Site is an allotment garden. Contaminated land SOPC000885.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
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 - existing allotments.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS254</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Freighter House Depot, Drovers Way, Boreham, Chelmsford				
Parish:	Boreham	Typology:	11+25+32		
Developable Site Area (ha):	2.808	Reason for discounted areas:	Gas pipe and Buffer (0.062ha)		
Potential Yield:	200	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of proposed rail station & bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes. Entire site is not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS255</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Brand and Howes Ltd, 47 Baddow Road, Chelmsford, CM2 0DD				
Parish:	Chelmsford	Typology:	22+25		
Developable Site Area (ha):	0.09	Reason for discounted areas:			
Potential Yield:	3	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to conservation area. Contaminated land SOPC000149 and ECC CHL628. GIS shows categories 3 and 4.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	18/02034/DEM Site in process of being demolished				
Comments on Availability	In process of demolition at time of assessment. Site currently in use for other purposes. Entire site is not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS256</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Garages rear of 44 St Nazaire Road, Chelmsford				
Parish:	Chelmsford	Typology:	20		
Developable Site Area (ha):	0.24	Reason for discounted areas:			
Potential Yield:	10	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Site currently in use for other purposes. Entire site is not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS257</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Garages rear of 27 Medway Close, Chelmsford				
Parish:	Chelmsford	Typology:	8		
Developable Site Area (ha):	1.28	Reason for discounted areas:			
Potential Yield:	36	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Entire site not within promoters control. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS260</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford				
Parish:	Galleywood	Typology:	15		
Developable Site Area (ha):	0.78	Reason for discounted areas:			
Potential Yield:	117	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	16/01012/OUT Forecast completion 2024/25				
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS261</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Sandford Mill Water Works, Sandford Mill, Springfield, Chelmsford				
Parish:	Springfield	Typology:	14		
Developable Site Area (ha):	7.4	Reason for discounted areas:			
Potential Yield:	173	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Wholly within a conservation area. Part of building of local land value. 0.007ha within Local Wildlife Site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Site is currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS262</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North West of Lockside Marina, Hill Road South, Chelmsford				
Parish:	Chelmsford	Typology:	11		
Developable Site Area (ha):	1.8	Reason for discounted areas:			
Potential Yield:	151	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Partially within conservation area. Contaminated land SOPC000407 and SOPC000408.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>3</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	2	Established multiple uses			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Multiple ownership. Multiple leases on site. Part of the site currently in use for other purposes. Entire site is not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS263</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Baddow Road Car Park, Baddow Road, Chelmsford				
Parish:	Chelmsford	Typology:	13		
Developable Site Area (ha):	0.95	Reason for discounted areas:			
Potential Yield:	27	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Wholly within a conservation area. Adjoining site contaminated: SOPC000726 and ECC CHL628.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Sewer runs through site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS265</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Galleywood Hall, 279 Beehive Lane, Great Baddow				
Parish:	Great Baddow	Typology:	13		
Developable Site Area (ha):	1.03	Reason for discounted areas:			
Potential Yield:	29	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.008ha protected under TPO/2004/007. Galleywood Hall on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Awaiting decision on 19/01180/FUL Only on part of site.				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS266</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Waterhouse Lane Depot and Nursery Waterhouse Lane, Chelmsford				
Parish:	Chelmsford	Typology:	15		
Developable Site Area (ha):	0.84	Reason for discounted areas:			
Potential Yield:	126	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Local Listed Buildings. Adjacent to buildings of local land value. SOPC000174.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS267</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Essex Police HQ and Sports Ground, New Court Road, Chelmsford				
Parish:	Chelmsford	Typology:	6		
Developable Site Area (ha):	4.7	Reason for discounted areas:			
Potential Yield:	115	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from a private road. Cycle Route 28 runs directly adjacent to the eastern side of the HQ buildings. Part of building of local land value. 0.07ha protected under TPO/2011/004. SOPC000411. Recreation ground on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of the site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS268</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge				
Parish:	Rettendon	Typology:	7		
Developable Site Area (ha):	2.27	Reason for discounted areas:			
Potential Yield:	64	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access south of Woodham Road. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of the site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS269</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge				
Parish:	Rettendon	Typology:	6		
Developable Site Area (ha):	4.2	Reason for discounted areas:			
Potential Yield:	103	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access south of Woodham Road. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of the site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS270</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South East of High House Farm, Woodham Road, Battlesbridge				
Parish:	Rettendon	Typology:	6		
Developable Site Area (ha):	8.1	Reason for discounted areas:			
Potential Yield:	198	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of the site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS271</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge				
Parish:	Rettendon	Typology:	8		
Developable Site Area (ha):	1.04	Reason for discounted areas:			
Potential Yield:	29	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Part of the site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS272</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North East of 148 The Street, Little Waltham				
Parish:	Little Waltham	Typology:	8		
Developable Site Area (ha):	1.26	Reason for discounted areas:			
Potential Yield:	35	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS274</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Bell Works, Well Lane Danbury, Chelmsford				
Parish:	Danbury	Typology:	15		
Developable Site Area (ha):	0.58	Reason for discounted areas:			
Potential Yield:	87	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicular and pedestrian access is gained direct from adopted highway at Well Lane. Adjacent to a registered park. Gym, studio and children's nursery on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS276</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Former St Peters College, Fox Crescent, Chelmsford				
Parish:	Chelmsford	Typology:	6		
Developable Site Area (ha):	11.19	Reason for discounted areas:			
Potential Yield:	274	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. SOPC000851 just outside site boundary.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS277</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	187 Main Road, Broomfield				
Parish:	Broomfield	Typology:	7		
Developable Site Area (ha):	1.52	Reason for discounted areas:			
Potential Yield:	43	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.279ha protected under TPO/2008/010, TPO/2008/011. SOPC000887 covers whole of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS279</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Writtle Community Association 12-14 Redwood Drive, Writtle				
Parish:	Writtle	Typology:	15		
Developable Site Area (ha):	0.67	Reason for discounted areas:			
Potential Yield:	101	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.026ha protected under TPO/2008/085, TPO/2008/087.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	17/00780/FUL Forecast completion 2020/21				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS280</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers				
Parish:	South Woodham Ferrers	Typology:	4		
Developable Site Area (ha):	21.88	Reason for discounted areas:			
Potential Yield:	368	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS281</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Redes Farm Cottage, Main Road, Great Waltham, Chelmsford				
Parish:	Great Waltham	Typology:	8		
Developable Site Area (ha):	1.16	Reason for discounted areas:			
Potential Yield:	32	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. An existing access serves the existing residential dwelling. Grade 2 Listed Building within site. Wholly covered by TPO referenced TPO/2007/084.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS282</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North of South Woodham Ferrers, SWF, Chelmsford				
Parish:	South Woodham Ferrers	Typology:	2		
Developable Site Area (ha):	133.718	Reason for discounted areas:	Gas pipe and Buffer (1.582ha)		
Potential Yield:	2246	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	3	Site is adjacent to a primary/secondary frontage, Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle and Pedestrian access to the Site is from the B1418 Main Road. Adjacent to protected lanes. 1.12ha under TPO/2009/048. 1.089ha within Local Wildlife Site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Overhead electric supply cables run through the site. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS283</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land south of Sheepcotes Roundabout, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	4		
Developable Site Area (ha):	22.8	Reason for discounted areas:			
Potential Yield:	383	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Current agricultural vehicular access to the site from the Braintree Road. Adjacent to conservation area. Small area of contaminated land to southern boundary: SOPC000269 and CHL276.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA1</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	4		
Developable Site Area (ha):	28.21	Reason for discounted areas:			
Potential Yield:	474	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access to Blasford Hill, Little Waltham. Handful of trees on site protected under TPO/2001/040, TPO/2004/065.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 15SLAA2</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land Rear Of 6 To 16 Highfields Mead, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Typology:	8		
Developable Site Area (ha):	1.25	Reason for discounted areas:			
Potential Yield:	35	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access via Bicknacre Road, East Hanningfield.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA3</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South West Of Cloughs Cottage, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	7		
Developable Site Area (ha):	2.06	Reason for discounted areas:			
Potential Yield:	58	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site adjoins the B1137. An informal road pull-off / car park exists opposite the Cock Inn. Adjacent to Grade 2 listed building. Partially within a conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA4</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land At Margaretting Service Station, Main Road, Margaretting, Ingatestone, Essex				
Parish:	Margaretting	Typology:	9		
Developable Site Area (ha):	0.53	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 2 trees on site protected under TPO/2004/044.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA5</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North Of 189 Chignal Road, Chelmsford				
Parish:	Chelmsford	Typology:	19		
Developable Site Area (ha):	0.06	Reason for discounted areas:			
Potential Yield:	3	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 15SLAA6</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Hill House, Main Road, Rettendon Common, Chelmsford, Essex, CM3 8EA				
Parish:	Rettendon	Typology:	5		
Developable Site Area (ha):	19.13	Reason for discounted areas:			
Potential Yield:	469	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: 15SLAA7</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Southern Wood, London Road, Great Notley, Braintree, Essex, CM77 7QL				
Parish:	Great Leighs	Typology:	21		
Developable Site Area (ha):	0.35	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA8</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	38 Victoria Road, Writtle, Chelmsford, CM1 3PA				
Parish:	Writtle	Typology:	17		
Developable Site Area (ha):	0.36	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA9</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Norwood, London Road, Great Notley, Braintree, Essex, CM77 7QL				
Parish:	Great Leighs	Typology:	21		
Developable Site Area (ha):	0.47	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site is served by an existing vehicular and pedestrian access. Regular bus services.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA10</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South West Of Southernwood, London Road, Great Notley, Essex				
Parish:	Great Leighs	Typology:	18		
Developable Site Area (ha):	0.27	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site is served by an existing vehicular and pedestrian access. Regular bus services.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA11</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South West Of Broadacres, Lodge Road, Bicknacre, Chelmsford, Essex				
Parish:	Bicknacre	Typology:	18		
Developable Site Area (ha):	0.23	Reason for discounted areas:			
Potential Yield:	7	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Expected that Sustainable Urban Drainage techniques would need to be implemented. Generally Flat.				

<b>SHELAA Reference: 15SLAA12</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land East Of The Green Man, Main Road, Howe Street, Chelmsford				
Parish:	Great Waltham	Typology:	8		
Developable Site Area (ha):	0.83	Reason for discounted areas:			
Potential Yield:	23	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Ditch to side of the site clearing highway Generally Flat.				

<b>SHELAA Reference: 15SLAA13</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land Opposite 19 To 23, Church Green, Broomfield, Chelmsford, Essex				
Parish:	Broomfield	Typology:	7+23		
Developable Site Area (ha):	3.89	Reason for discounted areas:			
Potential Yield:	109	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more 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 adjacent to the strategic road network, primary road network, a safeguarded trunk road or B road			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building. Partially within a conservation area. 4 trees on site protected under TPO/2005/069.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Multiple ownership. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 15SLAA16</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East Of BanTERS Lane, BanTERS Lane, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	4		
Developable Site Area (ha):	35.7	Reason for discounted areas:			
Potential Yield:	600	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 4 contaminated land within site: CHL644, CHL377, CHL376, CHL374, CHL375.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: 15SLAA17</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East Of Mill Lane, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	18		
Developable Site Area (ha):	0.24	Reason for discounted areas:			
Potential Yield:	7	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	0.014ha protected under TPO/2011/003. Entire site is covered by Priority 3 contaminated land SPOC000403.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA18</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East Of 685A Galleywood Road, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	18		
Developable Site Area (ha):	0.18	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.01ha protected under TPO/2008/105.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	4	Established single use			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA20</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North Of St Swithins Cottages, Howe Green, Chelmsford, Essex				
Parish:	Sandon	Typology:	4		
Developable Site Area (ha):	23.392	Reason for discounted areas:	Electricity line (0.098ha)		
Potential Yield:	393	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The site lies on well drained soil and readily drains to adjacent watercourses. Generally Flat.				

<b>SHELAA Reference: 15SLAA21</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	National Grid Pylon 4VB042, Southend Road, Great Baddow, Chelmsford, Essex				
Parish:	Sandon	Typology:	3		
Developable Site Area (ha):	39.402	Reason for discounted areas:	Gas pipe and Buffer (0.587ha), Electricity line (0.031ha)		
Potential Yield:	662	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Part of building of local land value. Priority 4 contaminated land SOPC000064 and ECC CHL17 within northern section of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 15SLAA22</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	West Side Of Entrance To Wood Haven, North Hill, Little Baddow, Chelmsford, Essex				
Parish:	Little Baddow	Typology:	7		
Developable Site Area (ha):	4	Reason for discounted areas:			
Potential Yield:	112	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 15SLAA23</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers, Chelmsford				
Parish:	South Woodham Ferrers	Typology:	3		
Developable Site Area (ha):	44.53	Reason for discounted areas:	Electricity line (0.4ha)		
Potential Yield:	748	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	3	Site is adjacent to a primary/secondary frontage, Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 2.519ha within Local Wildlife Site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 15SLAA25</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	7		
Developable Site Area (ha):	1.44	Reason for discounted areas:			
Potential Yield:	40	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.133ha protected under TPO/2005/038. Majority of site within contaminated land SOPC000885.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



SHELAA Reference: 15SLAA28		Category: 2		15 May 2020	
Site Address:		Land East Of 52 Main Road, Great Leighs, Chelmsford, Essex			
Parish:		Great Leighs		Typology: 6+32	
Developable Site Area (ha):		9.65		Reason for discounted areas:	
Potential Yield:		225		Comments on the size of site: Size of site is potentially suitable for retail or office use	
Proposed Use:		Mixed Use			
Suitability Criteria:				Suitability Score: 2	
Locality of Residential Development		2		Site is adjacent to a Defined Settlement Boundary	
Proximity to Employment Development		5		Site is outside of any existing/proposed employment allocation	
Proximity to Retail Development		5		Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre	
Proximity to the Workplace		5		Site is within 2km walking distance of an employment allocation	
Proximity to the Workforce		5		Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary	
Public Transport		3		Site is within 400m walking distance of one or more services	
Vehicle Access		5		A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access		2		Site has direct access to or is adjacent to a safeguarded trunk road or B road	
Designated Heritage Assets		3		Site is adjacent to one or more designated heritage assets	
Non-Designated Heritage Assets		5		Site does not contain any non-designated heritage assets	
Archaeological Assets		5		Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints		5		Site does not fall within an identified Minerals or Waste Safeguarding Area	
Impact on Areas of Defined Open Space		5		Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space	
Impact on the Green Belt & Green Wedge		5		Site does not lie within the Metropolitan Green Belt or a Green Wedge	
Land Classification		1		Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3	
Impact on Locally Protected Natural Features		5		Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt	
Flood Risk Constraints		2		Up to 25% of site area is within Flood Zone 3	
Impact on Air Quality Management Areas		5		Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints		5		Treatment is not expected to be required	
Neighbouring Constraints		5		Site has no neighbouring constraints	
Impact on Community Facilities		5		Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility	
Comments on Suitability		In range of bus stops. Adjacent to Grade 2 listed buildings.			
Availability Criteria:				Availability Score: 1	
Land Ownership		5		Held by developer/willing 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 Score: 1	
Viability		5		Development is likely viable	
Timescale for Deliverability		3		5 to 10 years	
Comments on Achievability					
Other Comments:		Waste Water Treatment Works to the south. Generally Flat.			



<b>SHELAA Reference: 15SLAA29</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North West Of Blatch Cote, White Elm Road, Bicknacre, Chelmsford, Essex				
Parish:	Bicknacre	Typology:	9		
Developable Site Area (ha):	0.56	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	0.161ha protected under TPO/2000/032.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA32</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South Of Southwood House, Woodhouse Lane, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	19		
Developable Site Area (ha):	0.07	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Scheme prepared for vehicle site access already approved by Highways in principle in previous planning application: 14/02043/FUL.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Occasional flooding after heavy rains of North Court Road at entrance to Farleigh Hospice. Generally Flat.				

<b>SHELAA Reference: 15SLAA33</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South Of Woodlands, East Hanningfield Road, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	21		
Developable Site Area (ha):	0.24	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Gypsy & Traveller				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	0	Site has no direct access to nor adjacent to the strategic road network, primary road network, 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA34</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Highwater Farm, Main Road, East Hanningfield, Chelmsford, Essex, CM3 8AH				
Parish:	East Hanningfield	Typology:	5		
Developable Site Area (ha):	15.99	Reason for discounted areas:			
Potential Yield:	392	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 15SLAA35</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Hillview, Meadow Lane, Runwell, Wickford, Essex, SS11 7DX				
Parish:	Runwell	Typology:	16		
Developable Site Area (ha):	0.66	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Gypsy & Traveller				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all 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 adjacent to the strategic road network, primary road network, 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA36</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East Of The Pumping Station, Old Church Road, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Typology:	9		
Developable Site Area (ha):	0.55	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Other				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle access via field gate in northern corner of the site. 0.063ha protected under TPO/2014/014.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA37</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land Adjacent to 112 Brook Lane, Galleywood, Chelmsford, CM2 8NN				
Parish:	Galleywood	Typology:	8		
Developable Site Area (ha):	0.8	Reason for discounted areas:			
Potential Yield:	22	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 15SLAA38</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South East Of 148 Mill Road, Stock, Ingatestone				
Parish:	Stock	Typology:	17		
Developable Site Area (ha):	0.45	Reason for discounted areas:			
Potential Yield:	14	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	2 trees on site protected under TPO/2015/025.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 15SLAA39</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay, Essex, CM11 1JL				
Parish:	South Hanningfield	Typology:	6		
Developable Site Area (ha):	5.34	Reason for discounted areas:			
Potential Yield:	131	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA40</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North East Of Meadow Road, Rettendon, Chelmsford, Essex				
Parish:	Rettendon	Typology:	3		
Developable Site Area (ha):	38.86	Reason for discounted areas:			
Potential Yield:	653	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular, pedestrian and cycle access is available via Main Road and Meadow Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	There are no known surface water issues at the site. Mixed Gradient.				

<b>SHELAA Reference: 15SLAA41</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	The Island Car Park, High Bridge Road, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	15		
Developable Site Area (ha):	0.81	Reason for discounted areas:			
Potential Yield:	122	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Partially within conservation area. A1099 runs above site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA42</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land Adjacent to White Cottage, South Street, Great Waltham, Chelmsford, Essex				
Parish:	Great Waltham	Typology:	19		
Developable Site Area (ha):	0.06	Reason for discounted areas:			
Potential Yield:	3	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Gate provides access over curb from South Street. Adjacent to grade 2 listed building. Wholly within conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Multiple ownership. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA43</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	7 St Giles, Moor Hall Lane, Bicknacre, Chelmsford, Essex, CM3 8AR				
Parish:	Bicknacre	Typology:	6+23		
Developable Site Area (ha):	7.56	Reason for discounted areas:			
Potential Yield:	185	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>		<b>Suitability Score:</b>		<b>2</b>	
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Local Listed Buildings. 0.28ha protected under TPO/2004/023. Contaminated land SOPC000883 in north western part of site.				
<b>Availability Criteria:</b>		<b>Availability Score:</b>		<b>1</b>	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Allocated in the LP but does not have planning permission yet				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>		<b>Achievability Score:</b>		<b>1</b>	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: 15SLAA44		Category: 2		15 May 2020	
Site Address:		Land Rear Of 22 Downham Road, Ramsden Heath, Billericay, Essex			
Parish:		South Hanningfield		Typology: 6+23	
Developable Site Area (ha):		7.99		Reason for discounted areas:	
Potential Yield:		196		Comments on the size of site: Size of site is potentially suitable for retail or office use	
Proposed Use:		Mixed Use			
Suitability Criteria:			Suitability Score:		2
Locality of Residential Development		2	Site is adjacent to a Defined Settlement Boundary		
Proximity to Employment Development		5	Site is outside of any existing/proposed employment allocation		
Proximity to Retail Development		5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre		
Proximity to the Workplace		5	Site is within 2km walking distance of an employment allocation		
Proximity to the Workforce		5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary		
Public Transport		3	Site is within 400m walking distance of one or more services		
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access		2	Site has direct access to or is adjacent to a safeguarded trunk road or B road		
Designated Heritage Assets		5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets		5	Site does not contain any non-designated heritage assets		
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints		5	Site does not fall within an identified Minerals or Waste Safeguarding Area		
Impact on Areas of Defined Open Space		5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space		
Impact on the Green Belt & Green Wedge		0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge		
Land Classification		1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3		
Impact on Locally Protected Natural Features		5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt		
Flood Risk Constraints		5	Site is within Flood Zone 1		
Impact on Air Quality Management Areas		5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints		5	Treatment is not expected to be required		
Neighbouring Constraints		5	Site has no neighbouring constraints		
Impact on Community Facilities		5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility		
Comments on Suitability		In range of bus stops.			
Availability Criteria:			Availability Score:		2
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 Score:		1
Viability		5	Development is likely viable		
Timescale for Deliverability		5	Up to 5 years		
Comments on Achievability					
Other Comments:		High risk of surface water flooding (SWF) on Church Road but majority of site not at risk of SWF. Generally Flat.			

<b>SHELAA Reference: 15SLAA45</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road, Danbury, Chelmsford				
Parish:	Danbury	Typology:	4		
Developable Site Area (ha):	32.63	Reason for discounted areas:			
Potential Yield:	548	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.098ha protected under TPO/2007/046.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	No surface water drainage issues. Generally Flat.				



<b>SHELAA Reference: 15SLAA46</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex, CM3 4LP				
Parish:	Danbury	Typology:	14		
Developable Site Area (ha):	4.25	Reason for discounted areas:			
Potential Yield:	99	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	2.582ha protected under TPO/2013/013.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 15SLAA47</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Sports Centre, Partridge Green, Broomfield, Chelmsford, Essex, CM1 7EY				
Parish:	Broomfield	Typology:	5		
Developable Site Area (ha):	12.72	Reason for discounted areas:			
Potential Yield:	312	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Sports centre & pitches on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA48</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South Of Rough Hill Complex, The Tye, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Typology:	6		
Developable Site Area (ha):	8.93	Reason for discounted areas:			
Potential Yield:	219	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.991ha protected under TPO/2016/016.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	15/02127/OUT				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA1</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Storage Adjacent to Pond View, Banters Lane, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	17		
Developable Site Area (ha):	0.34	Reason for discounted areas:			
Potential Yield:	10	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>					
Generally Flat.					

<b>SHELAA Reference: 17SLAA3</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land West Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	8		
Developable Site Area (ha):	0.78	Reason for discounted areas:			
Potential Yield:	22	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	0	There are visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Entrance from Chatham Green Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Building covenant in place from previous owners. Building covenant in place by previous owners.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA4</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land North Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	8		
Developable Site Area (ha):	1.08	Reason for discounted areas:			
Potential Yield:	30	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Two entrances/exits, one either end of the plot of land bordering Chatham Green Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA5</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Field At Crondon Park Lane, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	6		
Developable Site Area (ha):	9.19	Reason for discounted areas:			
Potential Yield:	225	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to conservation area. Adjacent to a landscape of local value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA6</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South Of Mill View, Blasford Hill, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.34	Reason for discounted areas:			
Potential Yield:	10	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The southern area of the site identified by the Environment Agency as being at risk of surface water flooding. Generally Flat.				



<b>SHELAA Reference: 17SLAA7</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South Of Windmill Farm, Back Lane, East Hanningfield, Chelmsford				
Parish:	East Hanningfield	Typology:	7		
Developable Site Area (ha):	2.087	Reason for discounted areas:	Gas pipe and Buffer (0.583ha)		
Potential Yield:	58	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>		Generally Flat.			



<b>SHELAA Reference: 17SLAA9</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Rembrandt House, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PF				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.46	Reason for discounted areas:			
Potential Yield:	14	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.024ha protected under TPO/2011/006.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA10</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Storage Land, Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	14		
Developable Site Area (ha):	7.27	Reason for discounted areas:			
Potential Yield:	170	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	3.571ha protected under TPO/2013/013.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 17SLAA11</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North Of Cranham Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	6		
Developable Site Area (ha):	8.49	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>		<b>Suitability Score:</b>		<b>3</b>	
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Drakes Lane employment area. 0.147ha protected under TPO/2003/076. Priority 4 contaminated land SOPC000240 within site.				
<b>Availability Criteria:</b>		<b>Availability Score:</b>		<b>2</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>		<b>Achievability Score:</b>		<b>1</b>	
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA12</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Bushy Hill Communication Station, Edwins Hall Road, Woodham Ferrers, Chelmsford, CM3 8RU				
Parish:	South Woodham Ferrers	Typology:	14		
Developable Site Area (ha):	1.73	Reason for discounted areas:			
Potential Yield:	40	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	0.003ha within Local Wildlife Site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA13</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North East Of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex				
Parish:	Writtle	Typology:	2		
Developable Site Area (ha):	90.15	Reason for discounted areas:			
Potential Yield:	1515	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Cycle Route 60 runs to south east corner of site. Cycle Route 40 runs adjacent to north east corner of site. Adjacent to a conservation area. Adjacent to landscape of local interest. 0.913ha protected under TPO/2008/051. 4.351ha within Local Wildlife Site. Priority 3 contaminated land SOPC000105 and Priority4 contaminated land SOPC000106 within site. ECC contaminated land CHL75, CHL76, CHL173 and CHL300 within site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA14</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South West Of Sunnyfields School, School Lane, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	6		
Developable Site Area (ha):	6.66	Reason for discounted areas:			
Potential Yield:	163	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA15</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North West Of Eagle Villas, Main Road, Ford End, Chelmsford, Essex				
Parish:	Great Waltham	Typology:	8+31		
Developable Site Area (ha):	1.25	Reason for discounted areas:			
Potential Yield:	33	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	The car park is leased.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The North East corner of the site has ditches that occasionally overflow if not maintained. Generally Flat.				



<b>SHELAA Reference: 17SLAA16</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North West Of The Spread Eagle, Main Road, Margaretting, Ingatestone, Essex				
Parish:	Margaretting	Typology:	6		
Developable Site Area (ha):	4.56	Reason for discounted areas:			
Potential Yield:	112	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 17SLAA17</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Field 2284 South Of Maltings Road, Battlesbridge, Wickford, Essex				
Parish:	Rettendon	Typology:	7		
Developable Site Area (ha):	3.84	Reason for discounted areas:			
Potential Yield:	108	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access to Maltings Road. Partially within conservation area. ECC contaminated land CHL13 and CHL14 within site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	4	Established single use			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA18</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Lathcoats Farm Shop, Beehive Lane, Great Baddow, Chelmsford, CM2 8LX				
Parish:	Great Baddow		Typology:	5	
Developable Site Area (ha):	15.29		Reason for discounted areas:		
Potential Yield:	375		Comments on the size of site:		
Proposed Use:	Residential				
<b>Suitability Criteria:</b>			<b>Suitability Score:</b>		<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Direct access to the site via Beehive Lane. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>			<b>Availability Score:</b>		<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>			<b>Achievability Score:</b>		<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA19</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East Of Broomfield Library, 180 Main Road, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	9		
Developable Site Area (ha):	0.52	Reason for discounted areas:			
Potential Yield:	12	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access onto the Brooklands House site access. Adjacent to Local Listed Building. 0.02ha protected under TPO/2001/055.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA20</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Eastwood House, Glebe Road, Chelmsford, Essex, CM1 1RS				
Parish:	Chelmsford	Typology:	11		
Developable Site Area (ha):	2.2	Reason for discounted areas:			
Potential Yield:	185	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of rail station & bus stops. Vehicle access for the site is via Glebe Road. Cycle Route 47 runs adjacent to northern boundary of the site. Adjacent to a conservation area. Priority 3 contaminated land: SPOC000096, SOPC000304. Priority 4 contaminated land: SOPC000300, SOPC000143. ECC CHL206.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA22</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Livery Stables, Fulbourne Farm, Boreham Road, Great Leighs, Chelmsford, CM3 1PR				
Parish:	Great Leighs	Typology:	6		
Developable Site Area (ha):	8.09	Reason for discounted areas:			
Potential Yield:	198	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Grade 2 listed building. Adjacent to protected lanes.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA23</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North Of Paulk Hall Lane, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	6+23+32		
Developable Site Area (ha):	11.95	Reason for discounted areas:			
Potential Yield:	278	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a protected lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA24</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land Around Sewage Works, Goodmans Lane, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	6		
Developable Site Area (ha):	10.13	Reason for discounted areas:			
Potential Yield:	248	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a protected lane. 0.1ha protected under TPO/2008/046. Adjacent to sewage works.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 17SLAA25</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South East Of Main Road, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	7+32		
Developable Site Area (ha):	1.48	Reason for discounted areas:			
Potential Yield:	39	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 17SLAA26</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East Of The Crescent, Little Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	7+25		
Developable Site Area (ha):	3.88	Reason for discounted areas:			
Potential Yield:	98	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA27</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Little Boyton Hall Farm, Boyton Hall Lane, Roxwell, Chelmsford, CM1 4LN				
Parish:	Roxwell	Typology:	25+29+30		
Developable Site Area (ha):	16.05	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access gained from the A1060. Grade 2 Listed Building within site. 4 trees on site protected under TPO/1987/026.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA28</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land East Of Runwell Chase, Runwell, Wickford				
Parish:	Runwell	Typology:	4		
Developable Site Area (ha):	37.49	Reason for discounted areas:	Gas pipe and Buffer (0.5ha)		
Potential Yield:	630	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 1.726ha protected under TPO/2009/036, TPO/2007/164, TPO/2009/038, TPO/2007/163. Priority 4 contaminated land SOPC000013 within south western corner of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA29</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Bilton Road, Chelmsford, CM1 2UP				
Parish:	Chelmsford	Typology:	11		
Developable Site Area (ha):	3.27	Reason for discounted areas:			
Potential Yield:	275	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site is accessed from Waterhouse Lane. Cycle Routes 44 and 57 run to/along site boundary. Priority 3 contaminated land: SOPC000170, ECC CHL193 within site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA30</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North Of Communication Station At Bushy Hill, Edwins Hall Road, Woodham Ferrers, Chelmsford				
Parish:	South Woodham Ferrers	Typology:	4		
Developable Site Area (ha):	36.74	Reason for discounted areas:			
Potential Yield:	617	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicular and pedestrian access is available via Edwin's Hall Road. Adjacent to a protected lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 17SLAA31</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South East Of Fortune Cottage, School Lane, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	17		
Developable Site Area (ha):	0.35	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Private vehicle and pedestrian access to site. Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA32</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Unit 1 The Applestore, Chantry Farm, Chantry Lane, Boreham, Chelmsford, CM3 3AN				
Parish:	Boreham	Typology:	7		
Developable Site Area (ha):	1.73	Reason for discounted areas:			
Potential Yield:	48	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Current access is via Chantry Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The surface water flows from the site will be collected and conveyed via a system of swales and pipes as appropriate to a storage pond. Generally Flat.				



<b>SHELAA Reference: 18SLAA1</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North East Of Pemberton Lodge, 61 Brook End Road North, Springfield, Chelmsford, Essex				
Parish:	Springfield	Typology:	17		
Developable Site Area (ha):	0.3	Reason for discounted areas:	Gas pipe and Buffer (0.02ha)		
Potential Yield:	9	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Cycle Route 12 runs adjacent to Whitmore Crescent.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 18SLAA2</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Unit 5, Chaseside Nursery, School Lane, Great Leighs, Chelmsford, Essex, CM3 1NL				
Parish:	Great Leighs	Typology:	14		
Developable Site Area (ha):	4.39	Reason for discounted areas:			
Potential Yield:	103	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA3</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Pondside Nursery And Yard, Chatham Green, Little Waltham, Chelmsford, Essex, CM3 3LE				
Parish:	Little Waltham	Typology:	21		
Developable Site Area (ha):	0.19	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site deemed PDL as per 17/00539/CLEUD.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA4</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North Of Elm Green Lane, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	5		
Developable Site Area (ha):	13.98	Reason for discounted areas:			
Potential Yield:	343	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a registered park. Adjacent to a protected lane. 0.202ha protected under TPO/1979/009, TPO/1983/013.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 18SLAA5</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Gay Bowers Farm, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD				
Parish:	West Hanningfield	Typology:	6		
Developable Site Area (ha):	5.8	Reason for discounted areas:			
Potential Yield:	142	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.192ha protected under TPO/2006/044. 0.042ha within Ancient Woodland.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 18SLAA6</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Poolman Ltd, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD				
Parish:	West Hanningfield	Typology:	18		
Developable Site Area (ha):	0.2	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA7</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Footpath Rear Of Quilp Drive, Chelmsford, Essex				
Parish:	Broomfield	Typology:	6		
Developable Site Area (ha):	5.64	Reason for discounted areas:			
Potential Yield:	138	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA8</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North Of Oat Leys, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	7+23		
Developable Site Area (ha):	1.92	Reason for discounted areas:			
Potential Yield:	54	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>		<b>Suitability Score:</b>		<b>2</b>	
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 4 contaminated land within site: SOPC000600.				
<b>Availability Criteria:</b>		<b>Availability Score:</b>		<b>1</b>	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>		<b>Achievability Score:</b>		<b>1</b>	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 18SLAA9</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land South Of Mashbury Road, Chignal, Chelmsford, Essex				
Parish:	Chignal	Typology:	6+23		
Developable Site Area (ha):	4.67	Reason for discounted areas:			
Potential Yield:	114	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Promoted by both parties. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>					
Generally Flat.					



<b>SHELAA Reference: 18SLAA11</b>		<b>Category: 1</b>		<b>15 May 2020</b>	
Site Address:	Land South West Of Broomfield Place, Main Road, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	5		
Developable Site Area (ha):	19.54	Reason for discounted areas:			
Potential Yield:	479	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to buildings of local land value. Priority 4 contaminated land: SOPC000887.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA12</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land West Of Blue Cottage, Chignal Road, Chignal Smealy, Chelmsford, Essex				
Parish:	Chignal	Typology:	4		
Developable Site Area (ha):	24.32	Reason for discounted areas:			
Potential Yield:	409	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent 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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to buildings of local land value. Priority 4 contaminated land: SOPC000587, SPOC000589, SPOC000590.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA13</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land West Of Avon Road, Chelmsford				
Parish:	Chignal	Typology:	2		
Developable Site Area (ha):	53.34	Reason for discounted areas:			
Potential Yield:	896	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>		<b>Suitability Score:</b>		<b>2</b>	
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to grade 2 listed building. Priority 4 contaminated land: SPOC000588.				
<b>Availability Criteria:</b>		<b>Availability Score:</b>		<b>1</b>	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>		<b>Achievability Score:</b>		<b>1</b>	
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA14</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North Of The Larthings, Chignal, Chelmsford				
Parish:	Chignal	Typology:	6+23		
Developable Site Area (ha):	10.92	Reason for discounted areas:			
Potential Yield:	268	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>		<b>Suitability Score:</b>		<b>2</b>	
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to buildings of local land value.				
<b>Availability Criteria:</b>		<b>Availability Score:</b>		<b>1</b>	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>		<b>Achievability Score:</b>		<b>1</b>	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA16</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land Adjacent To Weighbridge Site, Brook Street, Chelmsford				
Parish:	Chelmsford	Typology:	11		
Developable Site Area (ha):	1.53	Reason for discounted areas:			
Potential Yield:	129	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Cycle Route 34 runs adjacent to the site. Local listed buildings within site. Part of building of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA17</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North Of The A12 East Of Southend Road, Great Baddow, Chelmsford, Essex				
Parish:	Great Baddow	Typology:	6+25+29+30		
Developable Site Area (ha):	11.034	Reason for discounted areas:	Gas pipe and Buffer (1.086ha)		
Potential Yield:	135	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Part of building of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The EA surface water map for the site reflects the main flooding map on site Generally Flat.				

<b>SHELAA Reference: 18SLAA18</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land South Of 89 To 143 Galleywood Road, Great Baddow, Chelmsford, Essex				
Parish:	Great Baddow		Typology:	6	
Developable Site Area (ha):	7.95		Reason for discounted areas:		
Potential Yield:	195		Comments on the size of site:		
Proposed Use:	Residential				
<b>Suitability Criteria:</b>			<b>Suitability Score:</b>		<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>			<b>Availability Score:</b>		<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission.				
<b>Achievability Criteria:</b>			<b>Achievability Score:</b>		<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 18SLAA19</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land North Of Mill Road, North End, Dunmow, Essex, CM6 3PE				
Parish:	Great Waltham	Typology:	8		
Developable Site Area (ha):	1.37	Reason for discounted areas:			
Potential Yield:	38	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Access onto Mill Road. Adjacent to grade 2 listed building. 0.03ha protected under TPO/2000/008.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 18SLAA20</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land North East Of 55 - 65 Peartree Lane, Bicknacre, Chelmsford, Essex				
Parish:	Bicknacre	Typology:	7		
Developable Site Area (ha):	1.51	Reason for discounted areas:			
Potential Yield:	42	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.019ha protected under TPO/2000/032.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA4</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land Adjacent De Beauvoir Arms, Downham Road, Billericay, CM11 1QH				
Parish:	South Hanningfield	Typology:	18		
Developable Site Area (ha):	0.252	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA5</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land Adjacent The Pines, Park Lane, Ramsden Heath				
Parish:	South Hanningfield	Typology:	18		
Developable Site Area (ha):	0.273	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>		Generally Flat.			

<b>SHELAA Reference: 19SHELAA6</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	South Hanningfield Road, Rettendon, Essex CM3				
Parish:	Rettendon	Typology:	25+29+30		
Developable Site Area (ha):	3.686	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b> Generally Flat.					

<b>SHELAA Reference: 19SHELAA7</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land Registry Title Number EX657038, map reference TL7217NW				
Parish:	Great Leighs	Typology:	7		
Developable Site Area (ha):	3.37	Reason for discounted areas:			
Potential Yield:	94	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation					
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA8</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land to the south of DeBeauvoir Farm, Church Road, Ramsden Heath, Essex, CM11 1PW				
Parish:	South Hanningfield	Typology:	22		
Developable Site Area (ha):	0.15	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA9</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	Land to the South of DeBeauvoir Farm, Church Road, Ramsden Heath, Essex, CM11 1PW (larger site)				
Parish:	South Hanningfield	Typology:	8		
Developable Site Area (ha):	1.075	Reason for discounted areas:			
Potential Yield:	30	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 19SHELAA10</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land adjacent to no. 71 Hall Lane, Sandon, Chelmsford, CM2 7RJ				
Parish:	Sandon	Typology:	18		
Developable Site Area (ha):	0.269	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 19SHELAA12</b>		<b>Category: 3</b>		<b>15 May 2020</b>	
Site Address:	The Causeway, Highwood Road, Writtle, Chelmsford, Essex CM1 3PT				
Parish:	Writtle	Typology:	25+29+30		
Developable Site Area (ha):	0.985	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA13</b>		<b>Category: 2</b>		<b>15 May 2020</b>	
Site Address:	Land East of Shoulderstick Haul, Cranham Road, Chelmsford				
Parish:	Little Waltham	Typology:	6		
Developable Site Area (ha):	4.663	Reason for discounted areas:			
Potential Yield:	114	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation					
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

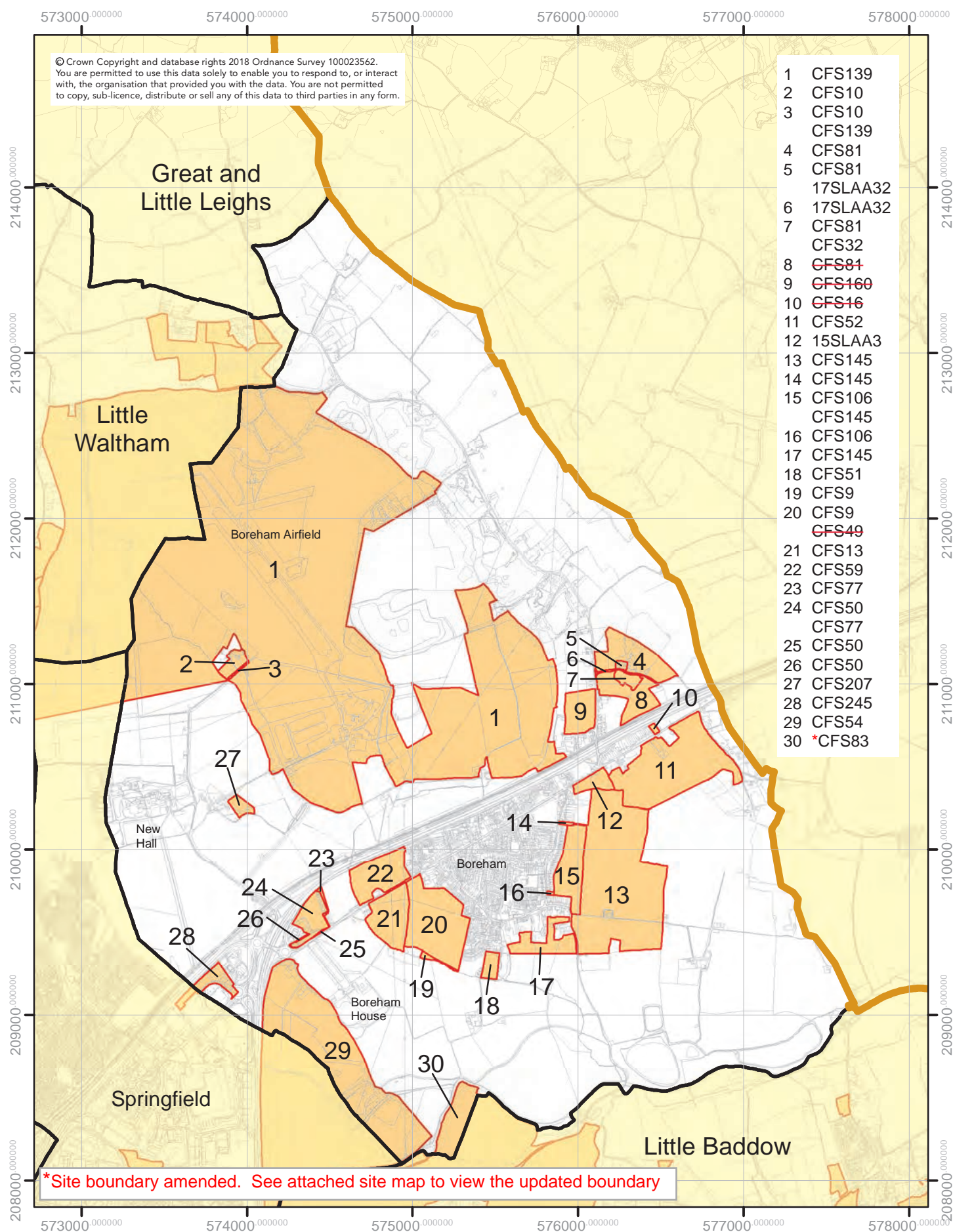
## **APPENDIX 4**

### **Parish Maps**

# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### BOREHAM



0 250 500 Metres

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**Directorate for Sustainable Communities**  
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Tel.01245 606606  
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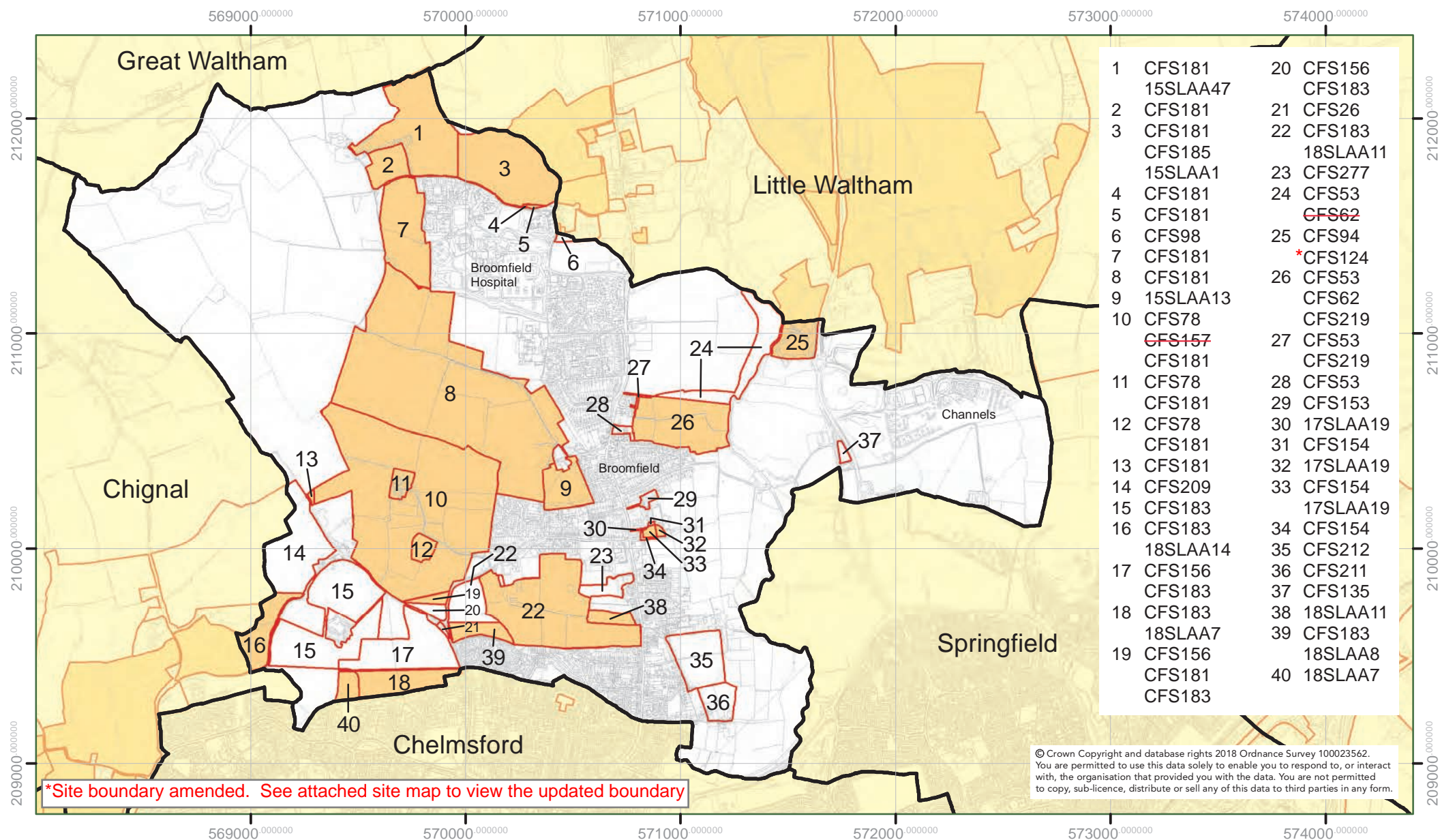




# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### BROOMFIELD

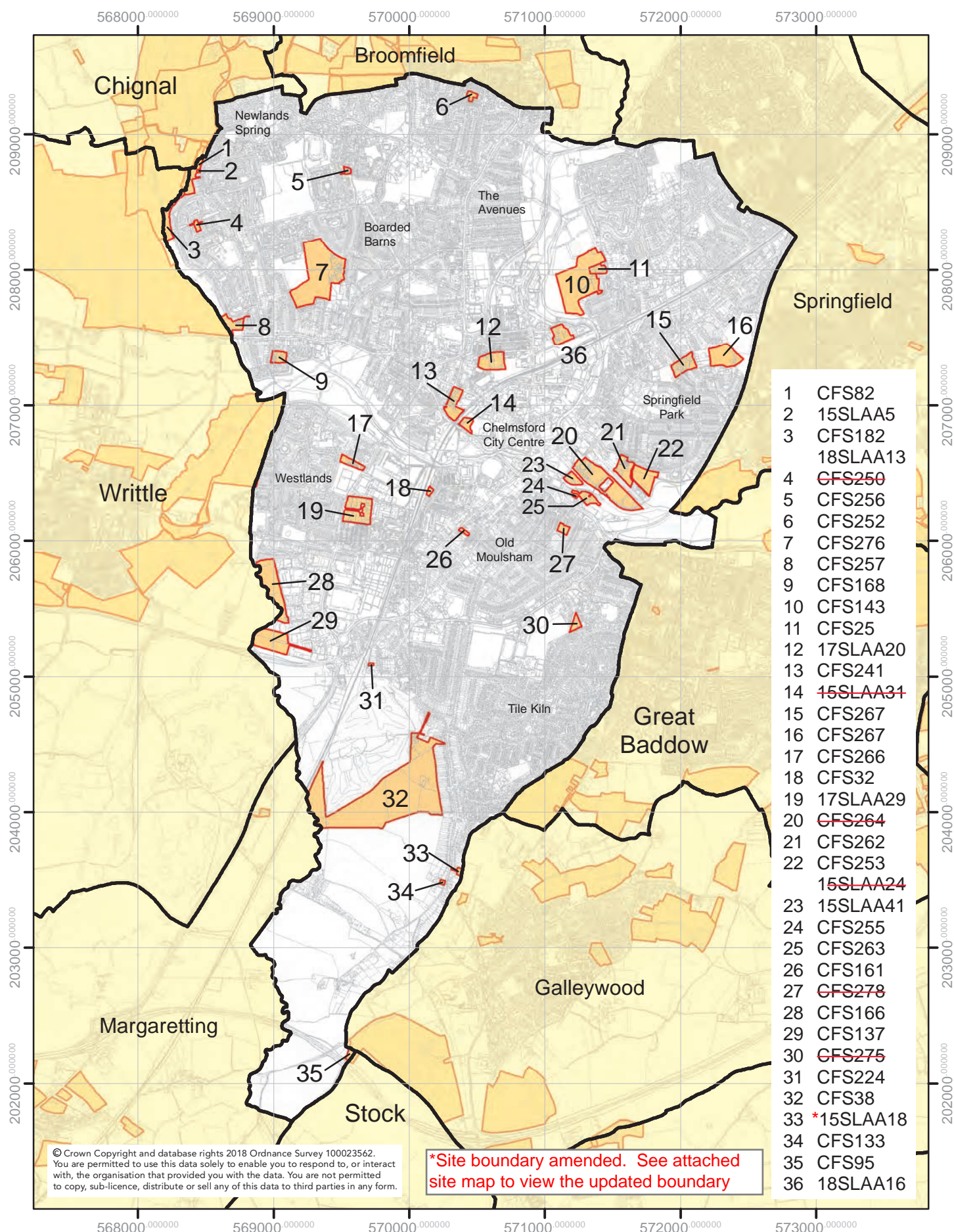




# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### CHELMSFORD



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\*Site boundary amended. See attached site map to view the updated boundary



0 250 500  
Metres

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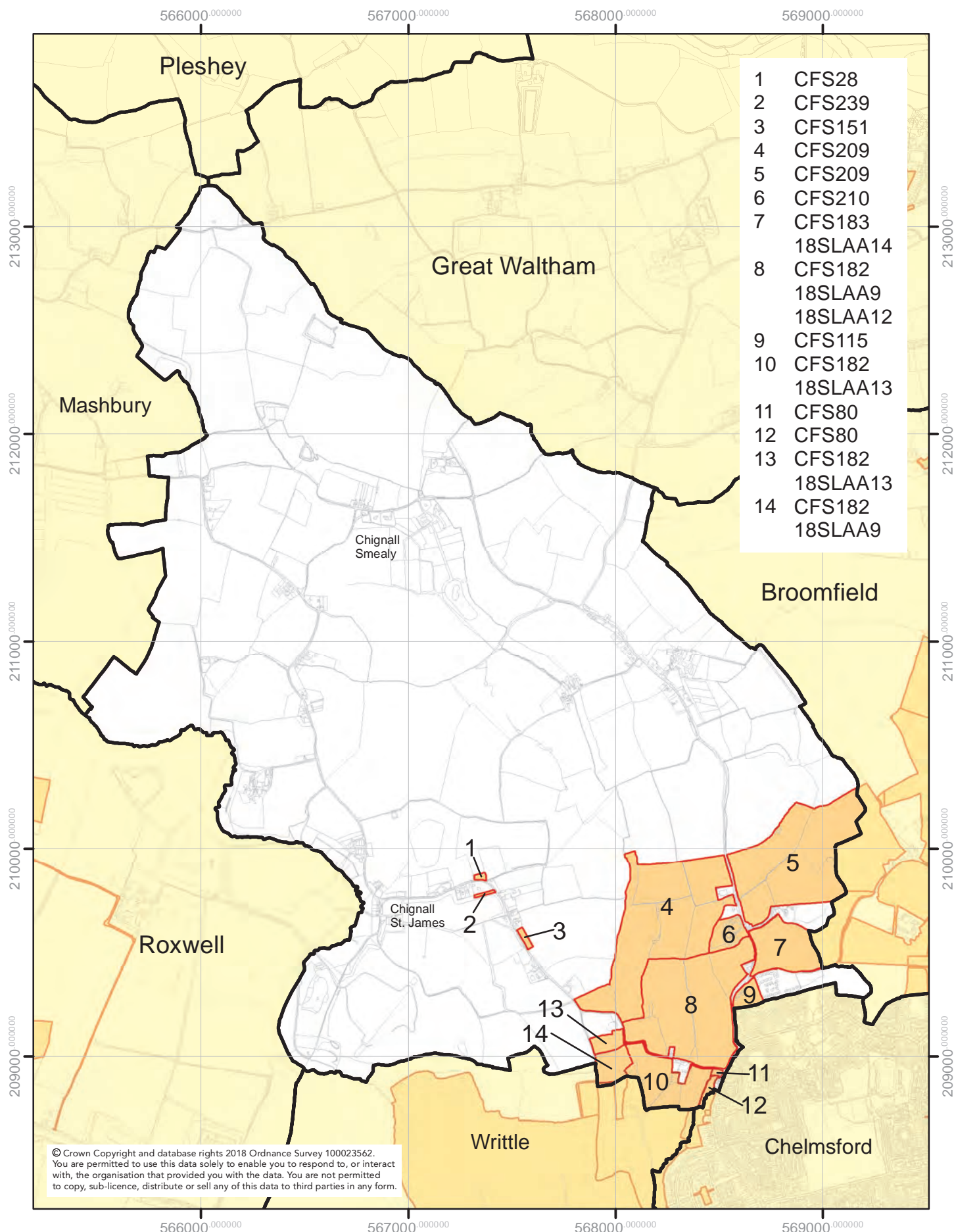




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## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### CHIGNALL



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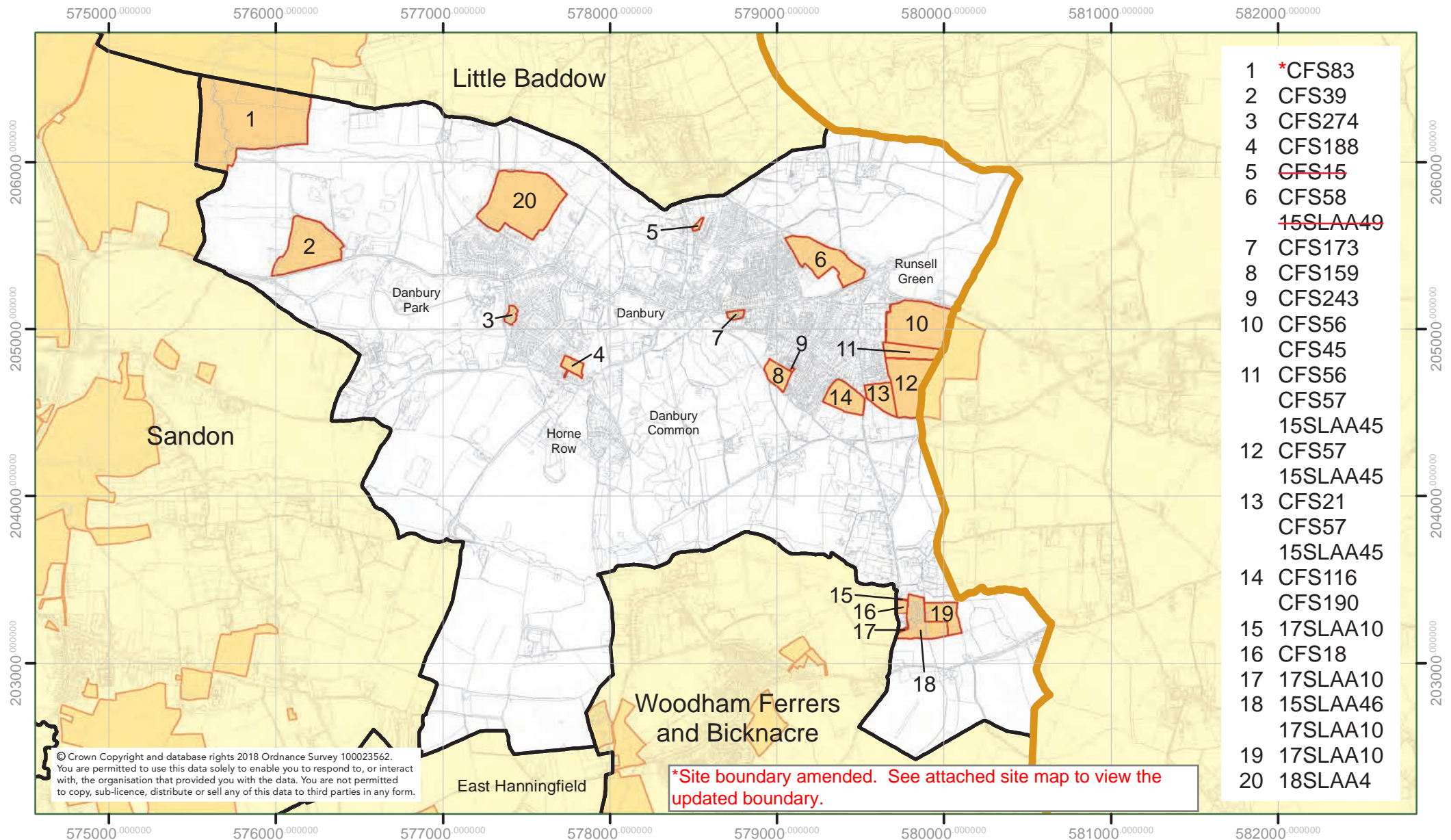
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# SHELAA MAPPING 20120

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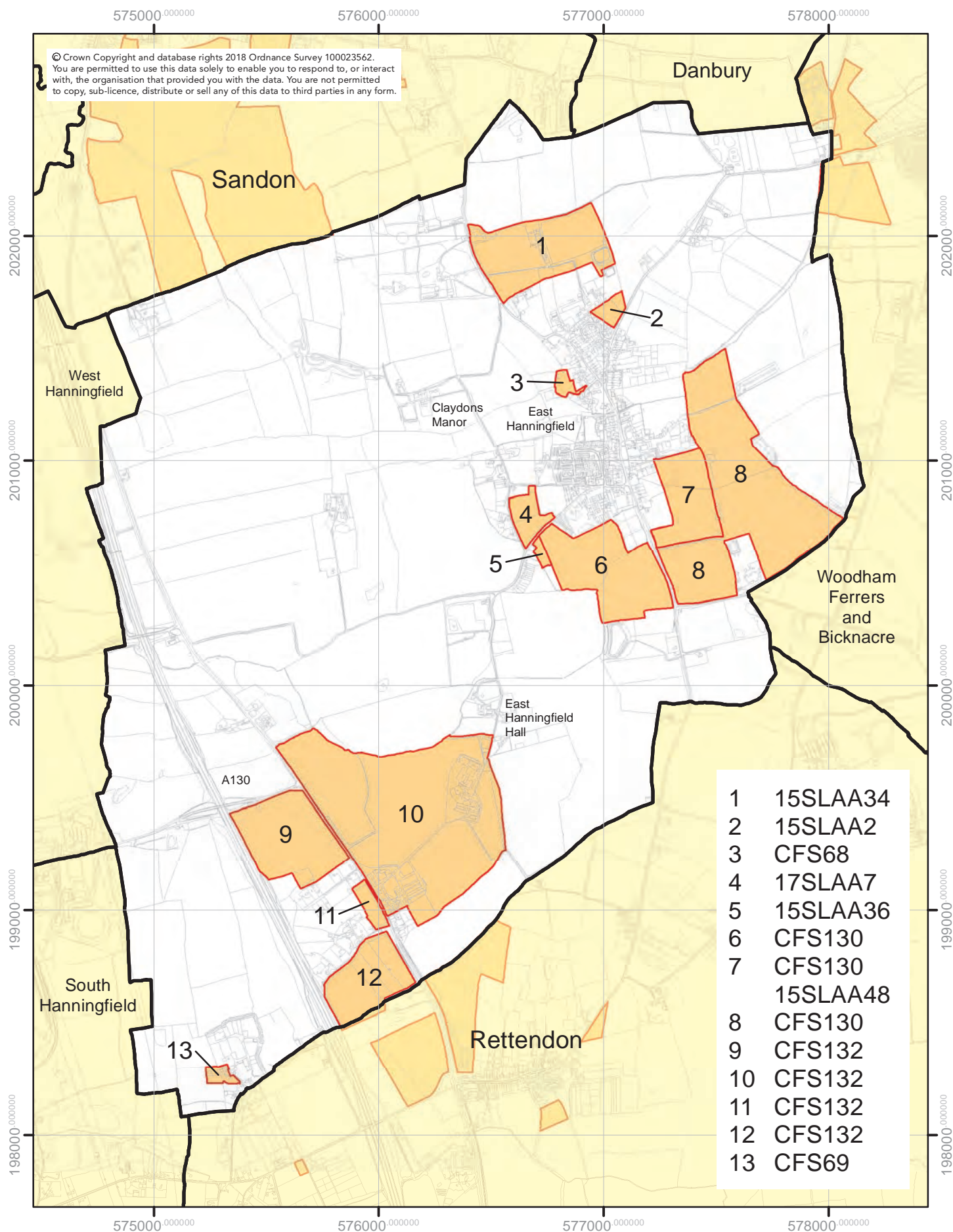




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### EAST HANNINGFIELD



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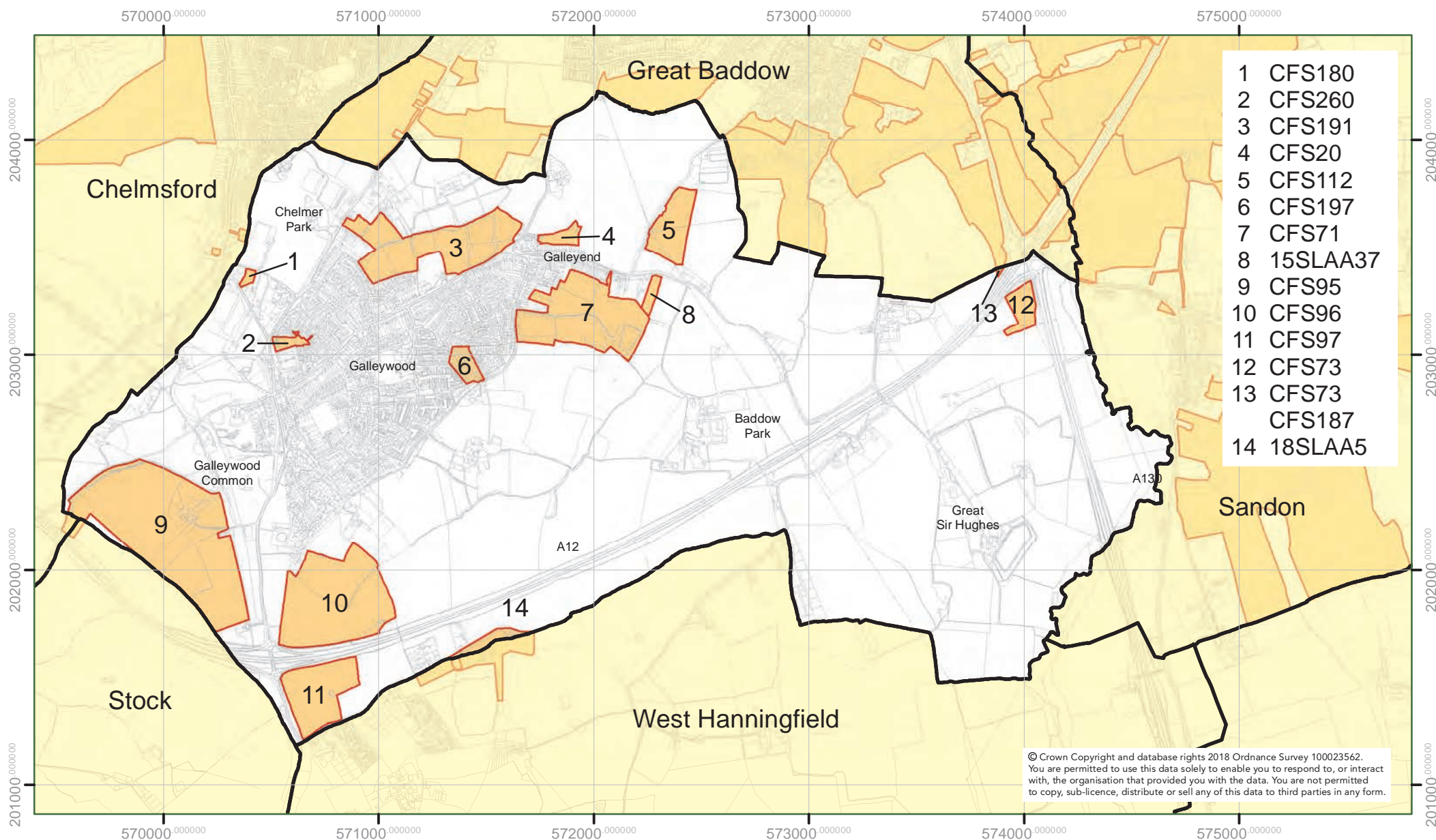
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# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### GALLEYWOOD



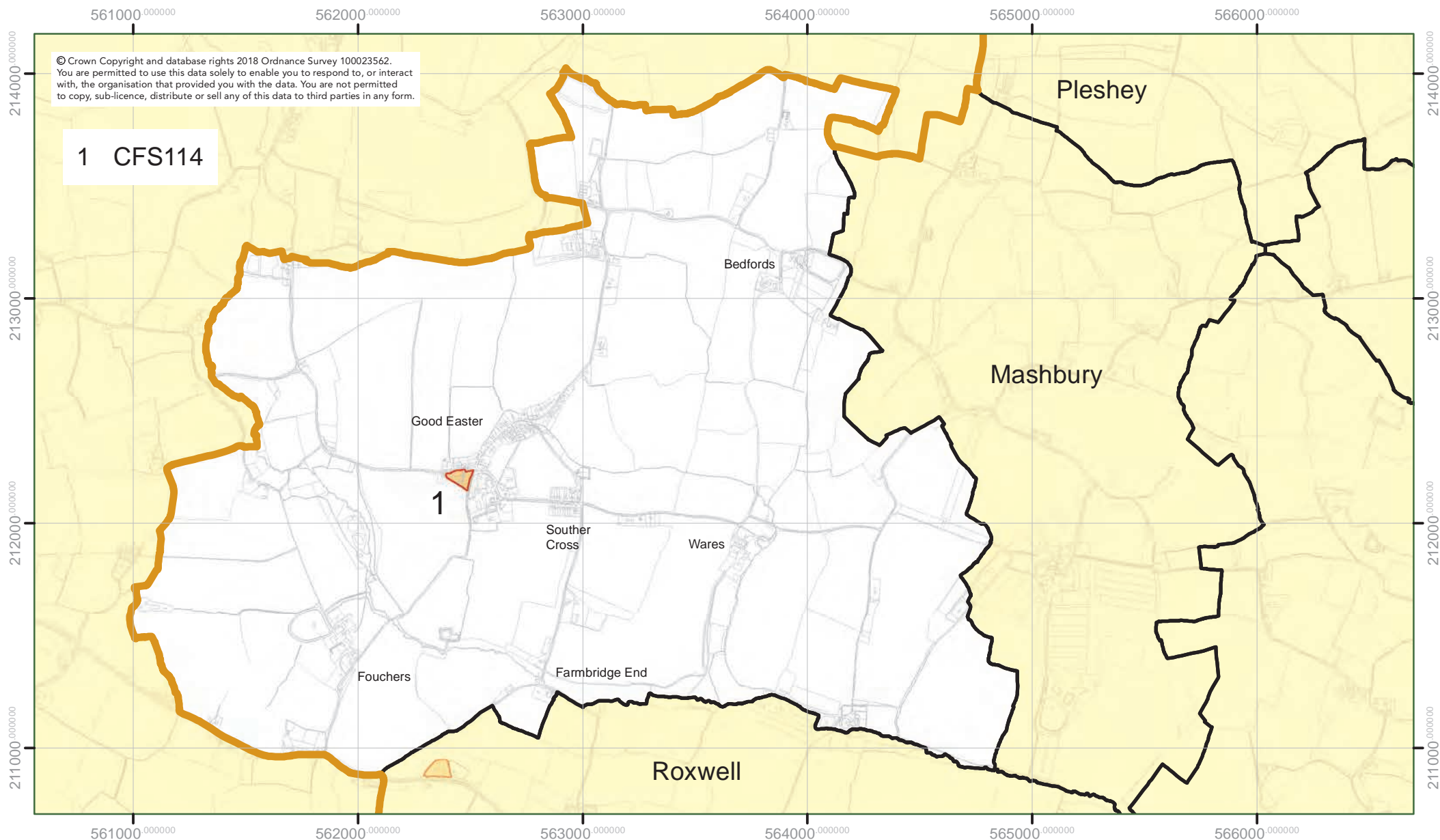
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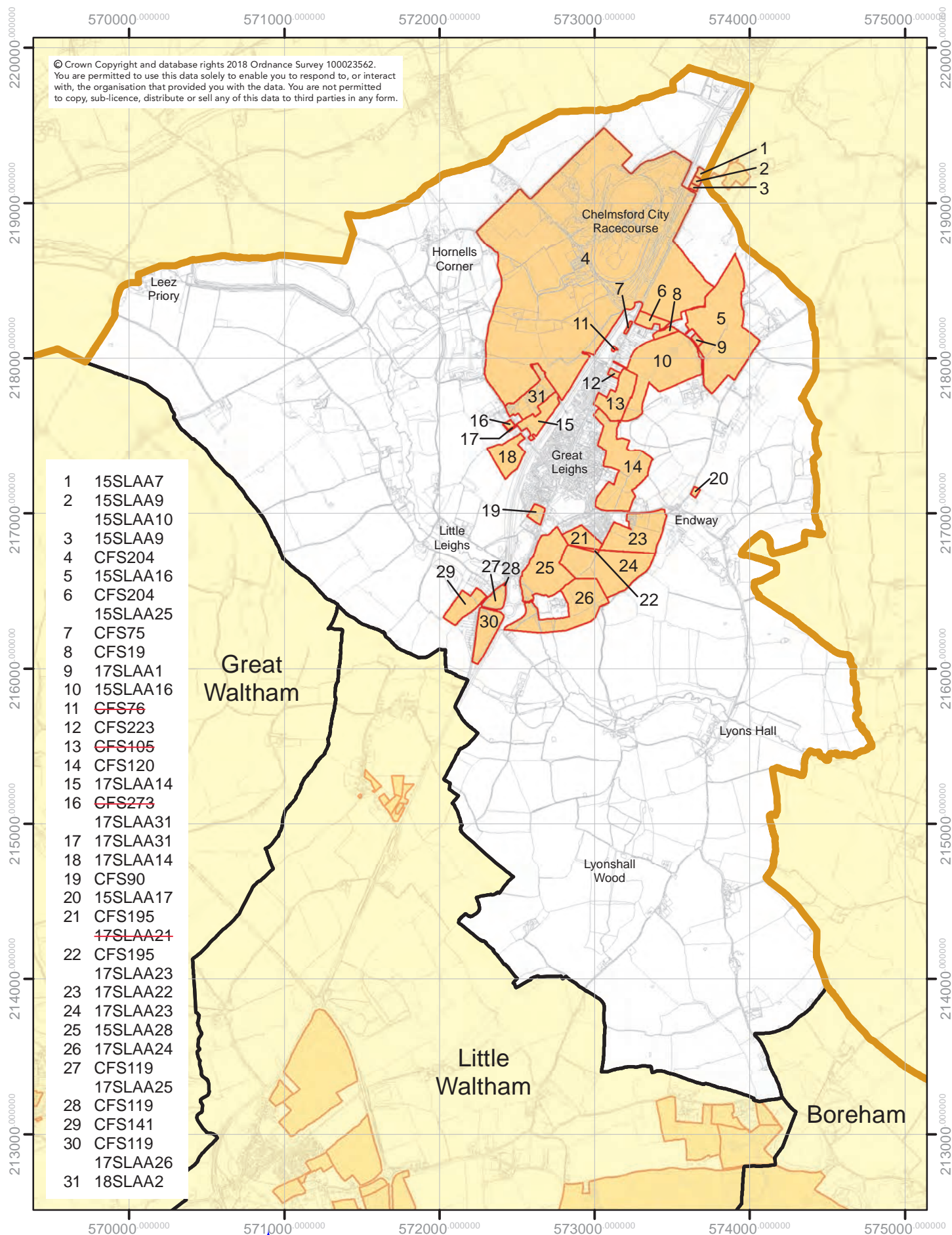
**GOOD EASTER**



# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### GREAT AND LITTLE LEIGHS



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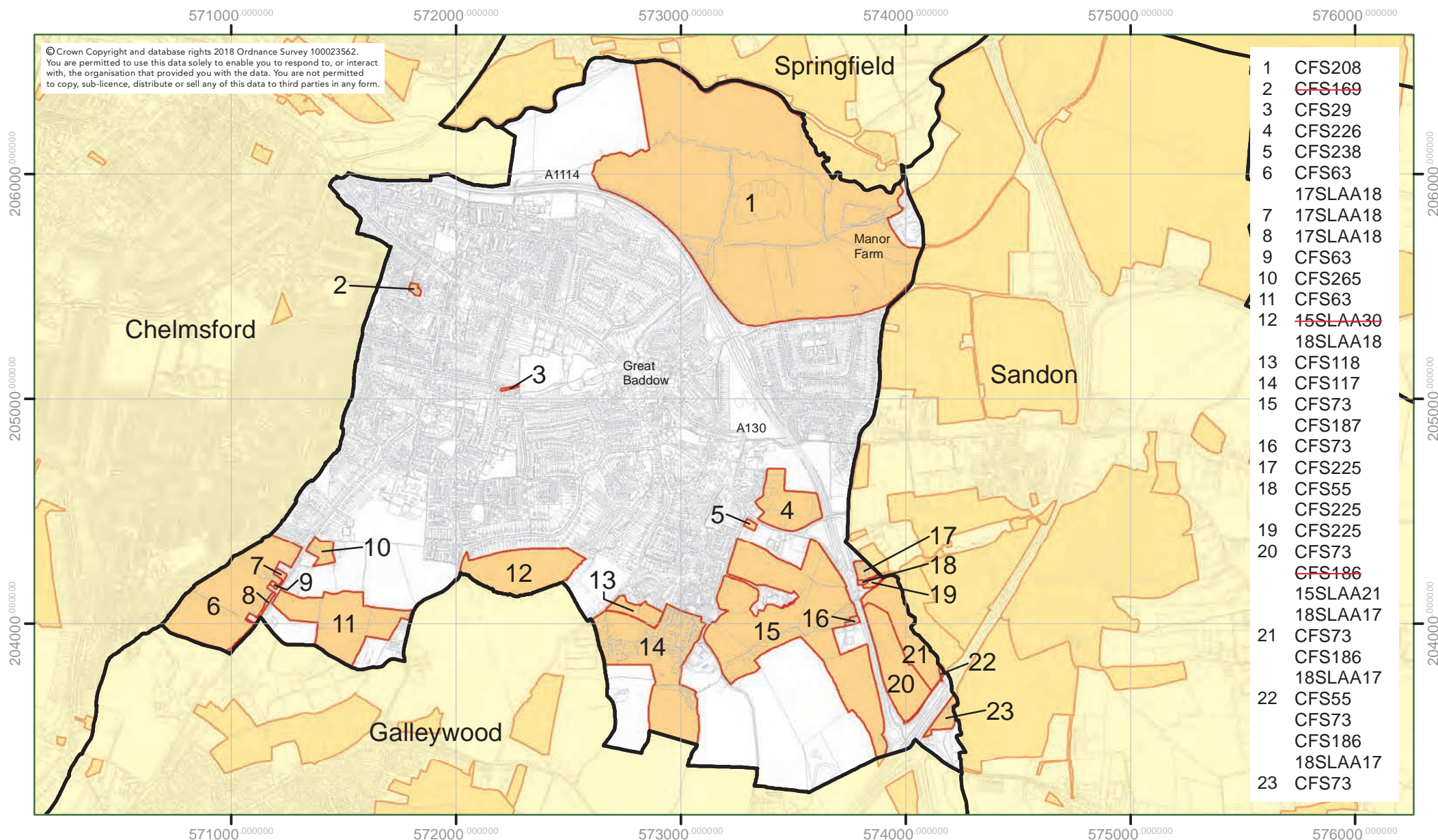




# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

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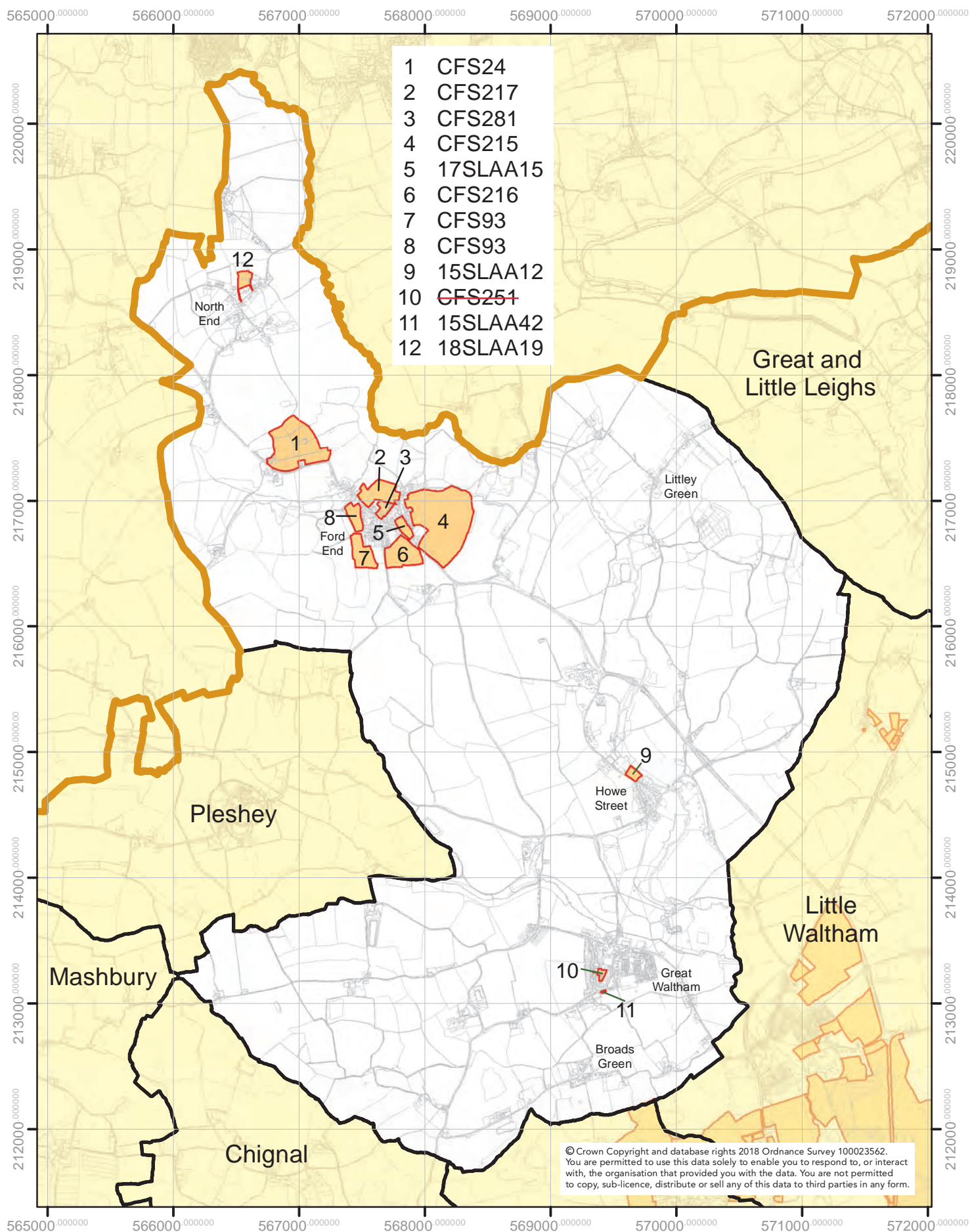




# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### GREAT WALTHAM



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 Metres

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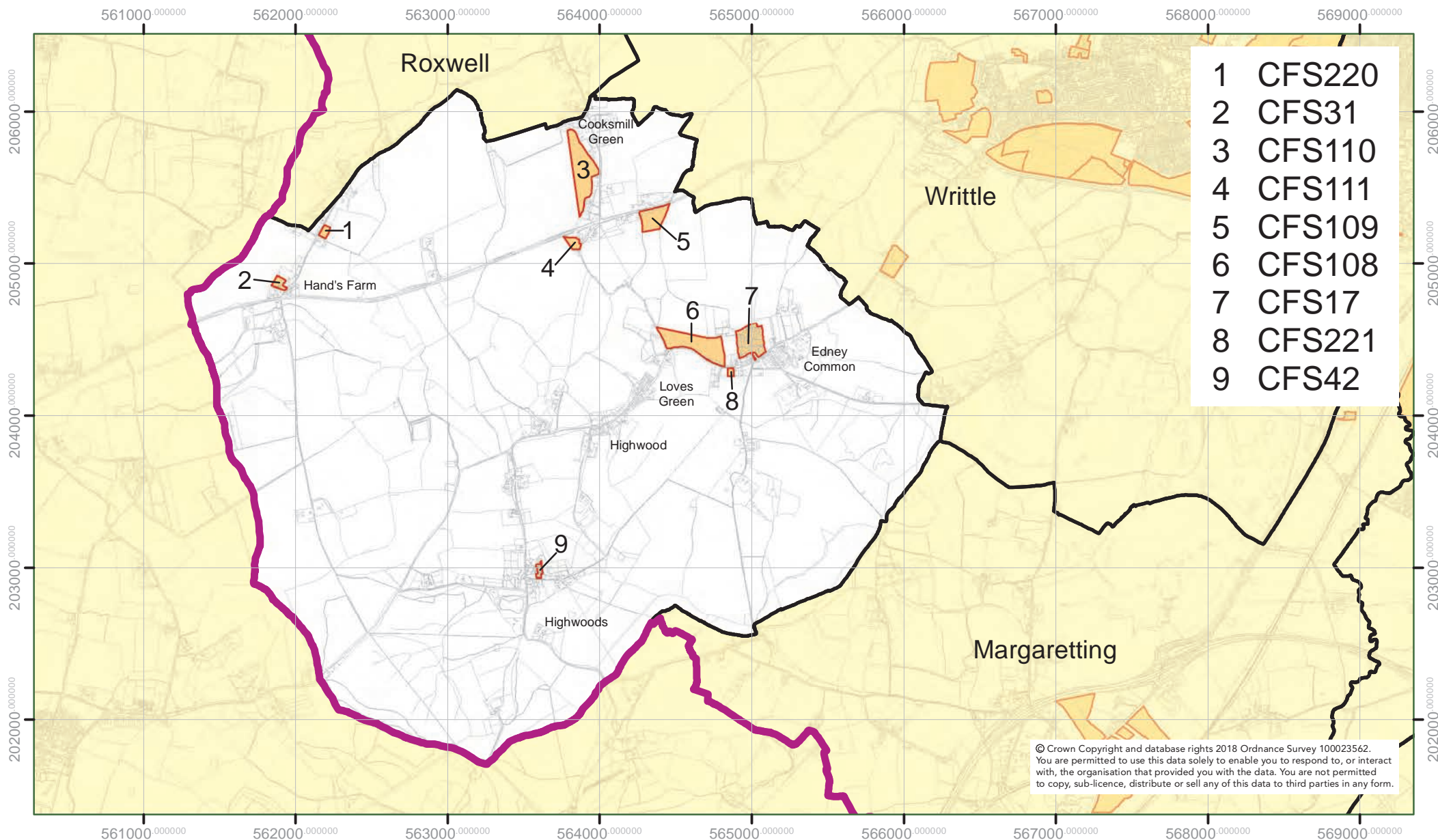
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## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### HIGHWOOD



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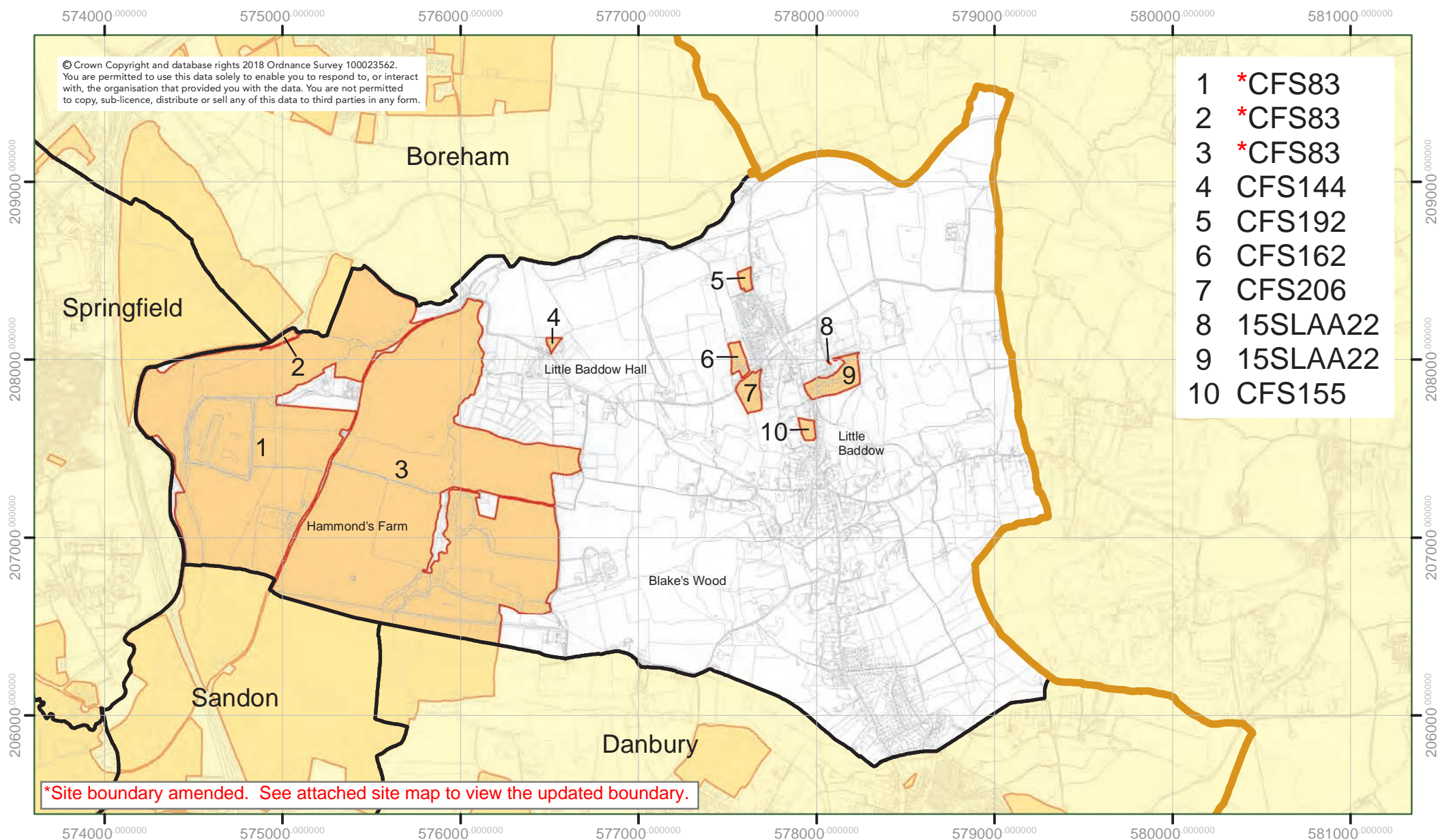




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## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

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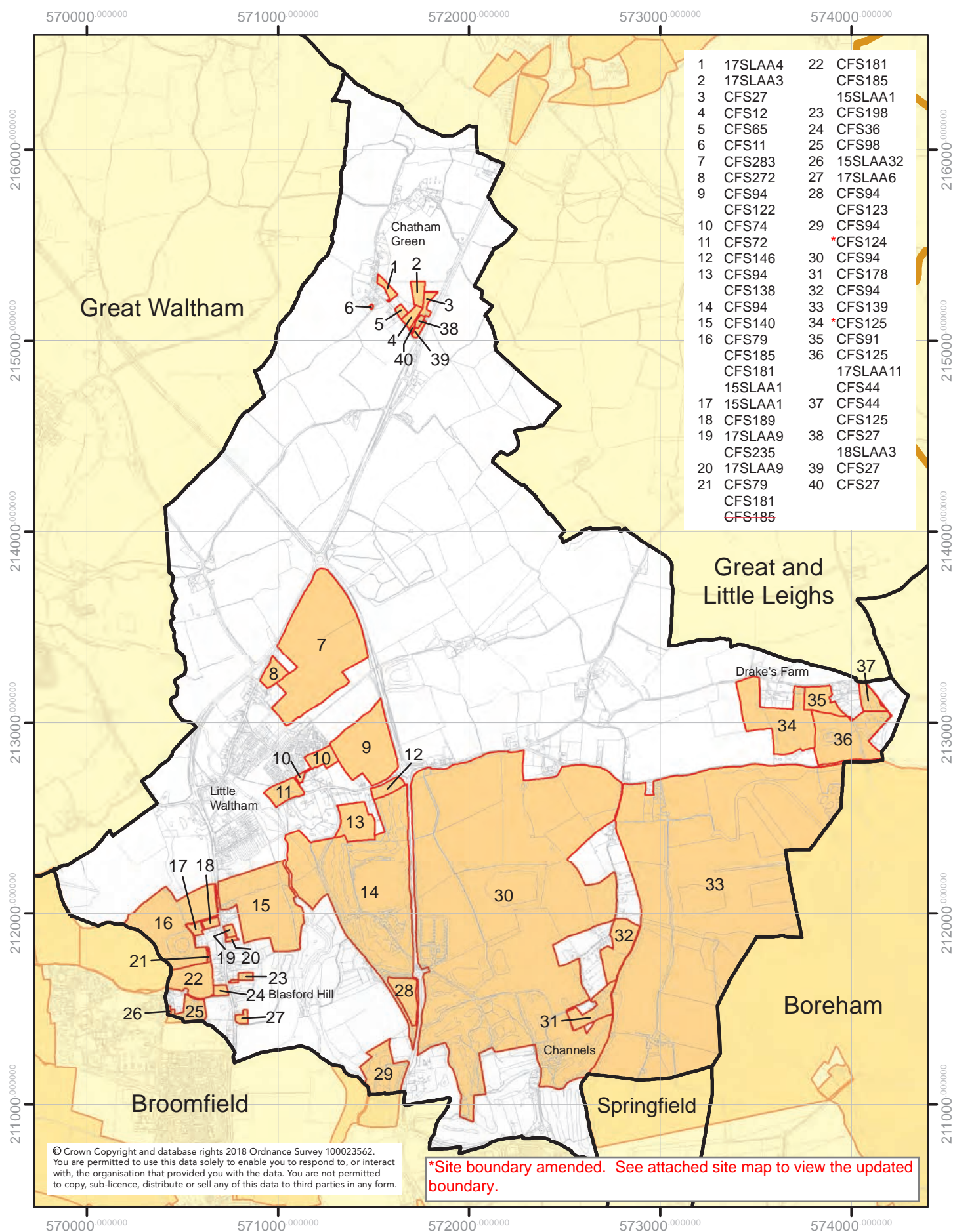




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## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### LITTLE WALTHAM



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\*Site boundary amended. See attached site map to view the updated boundary.



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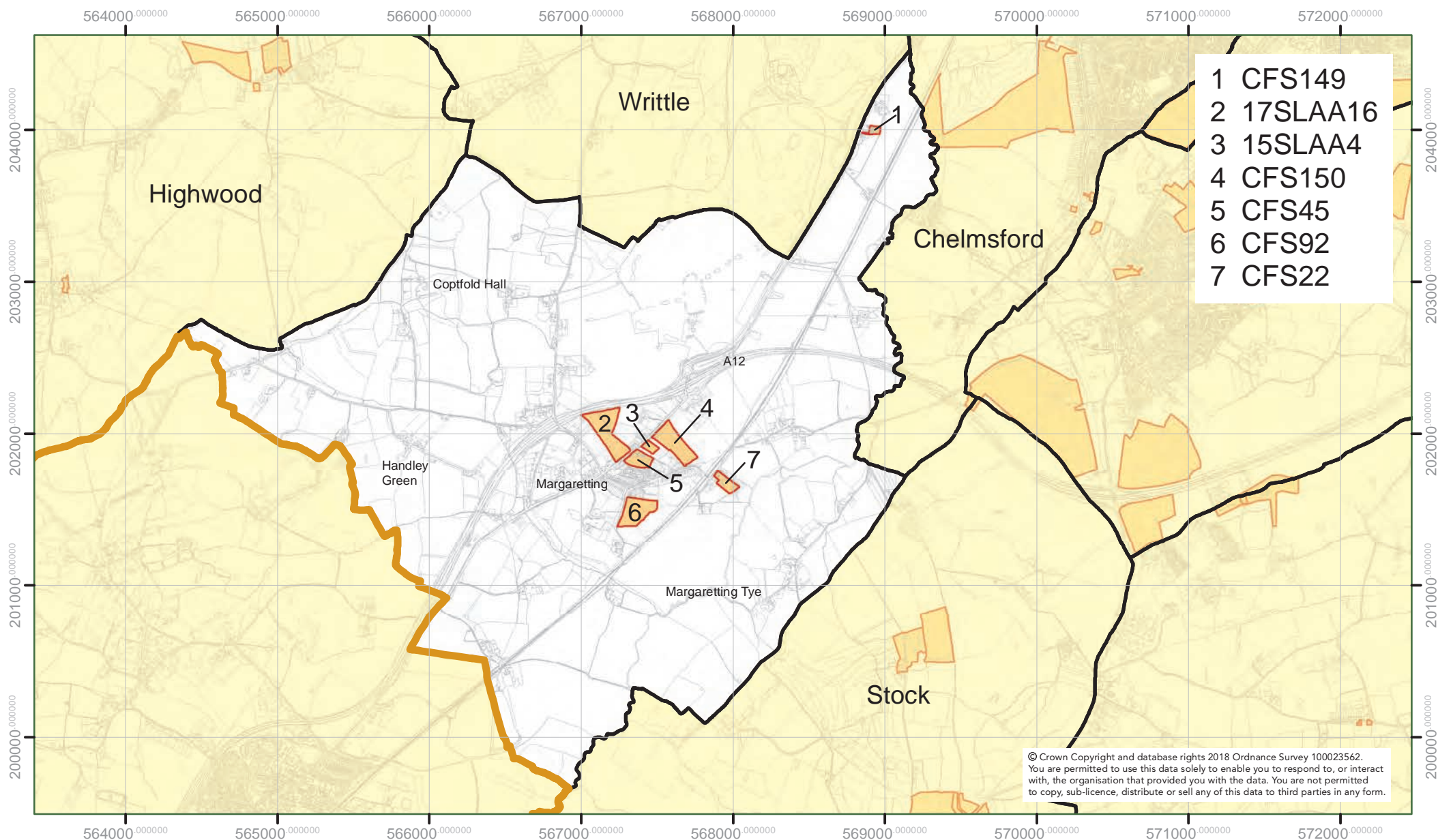
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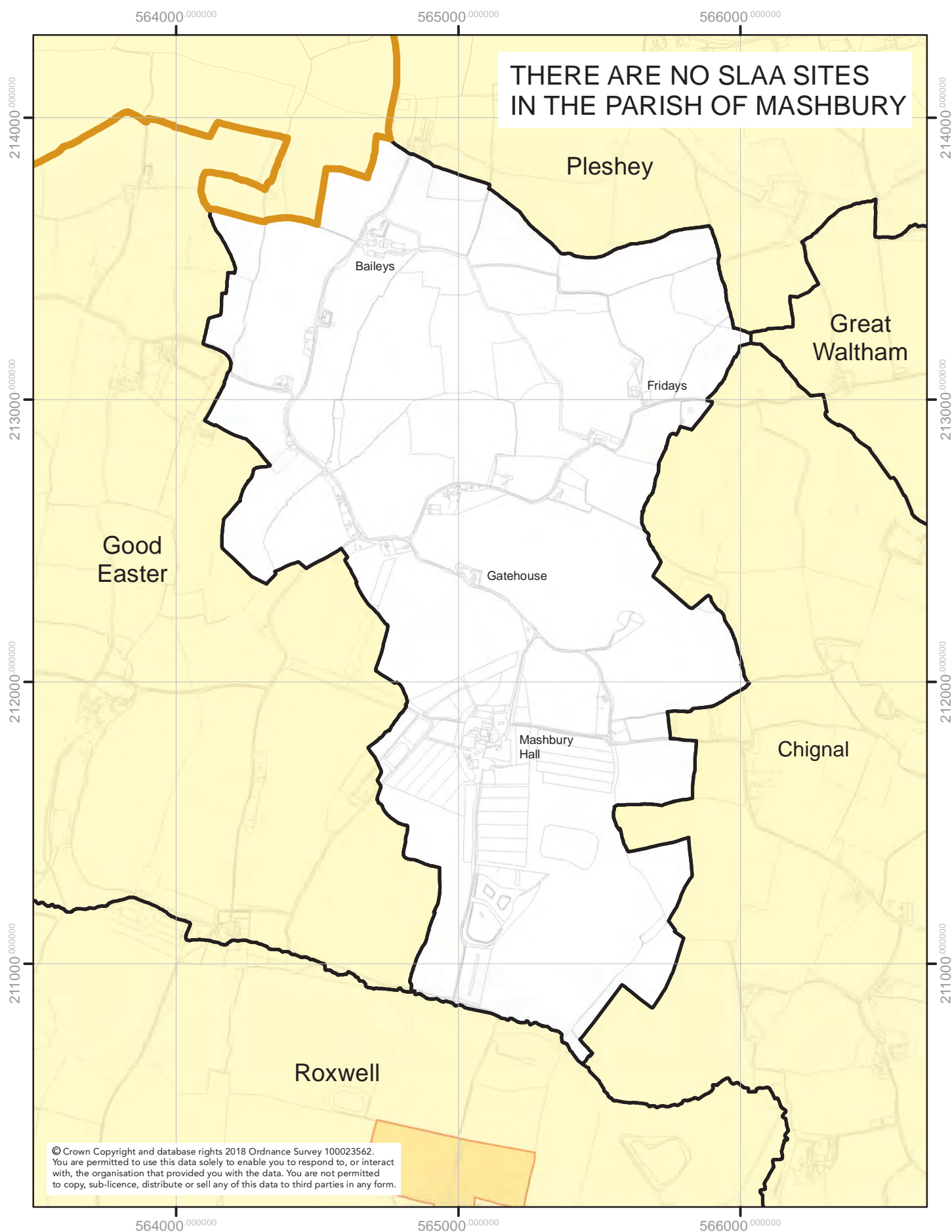
## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### MARGARETTING





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SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD  
**MASHBURY**



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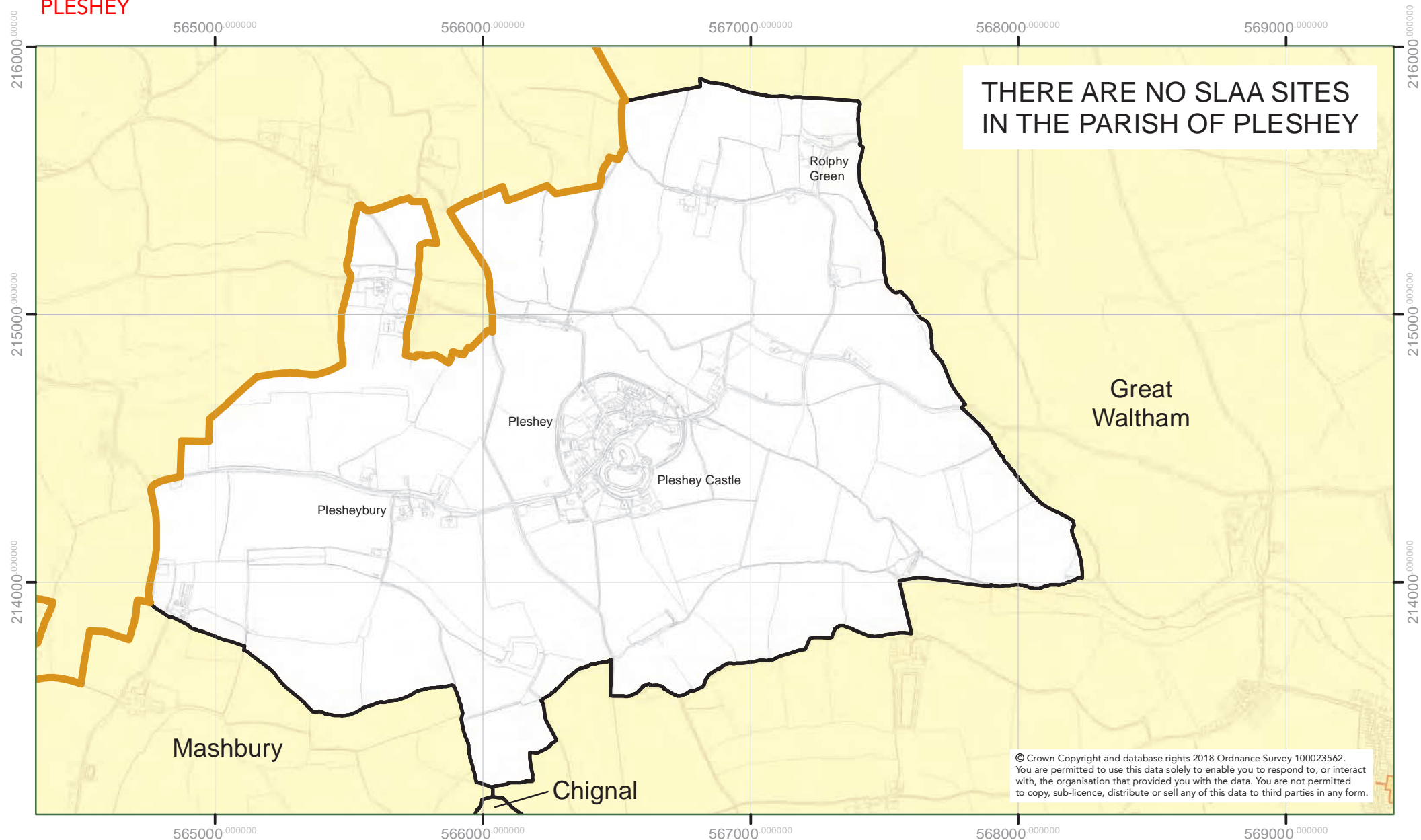
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SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

PLESHEY



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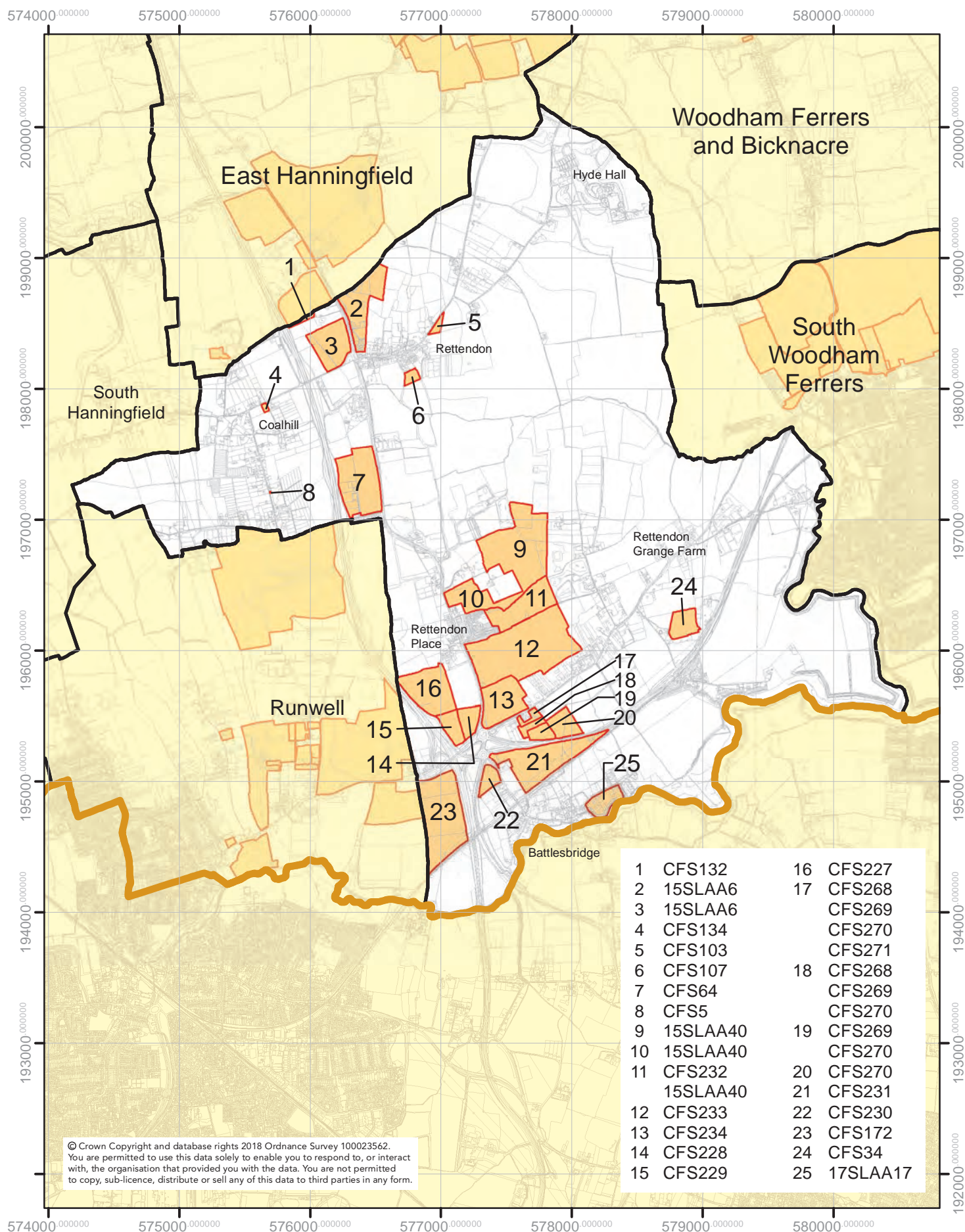




# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### RETTENDON



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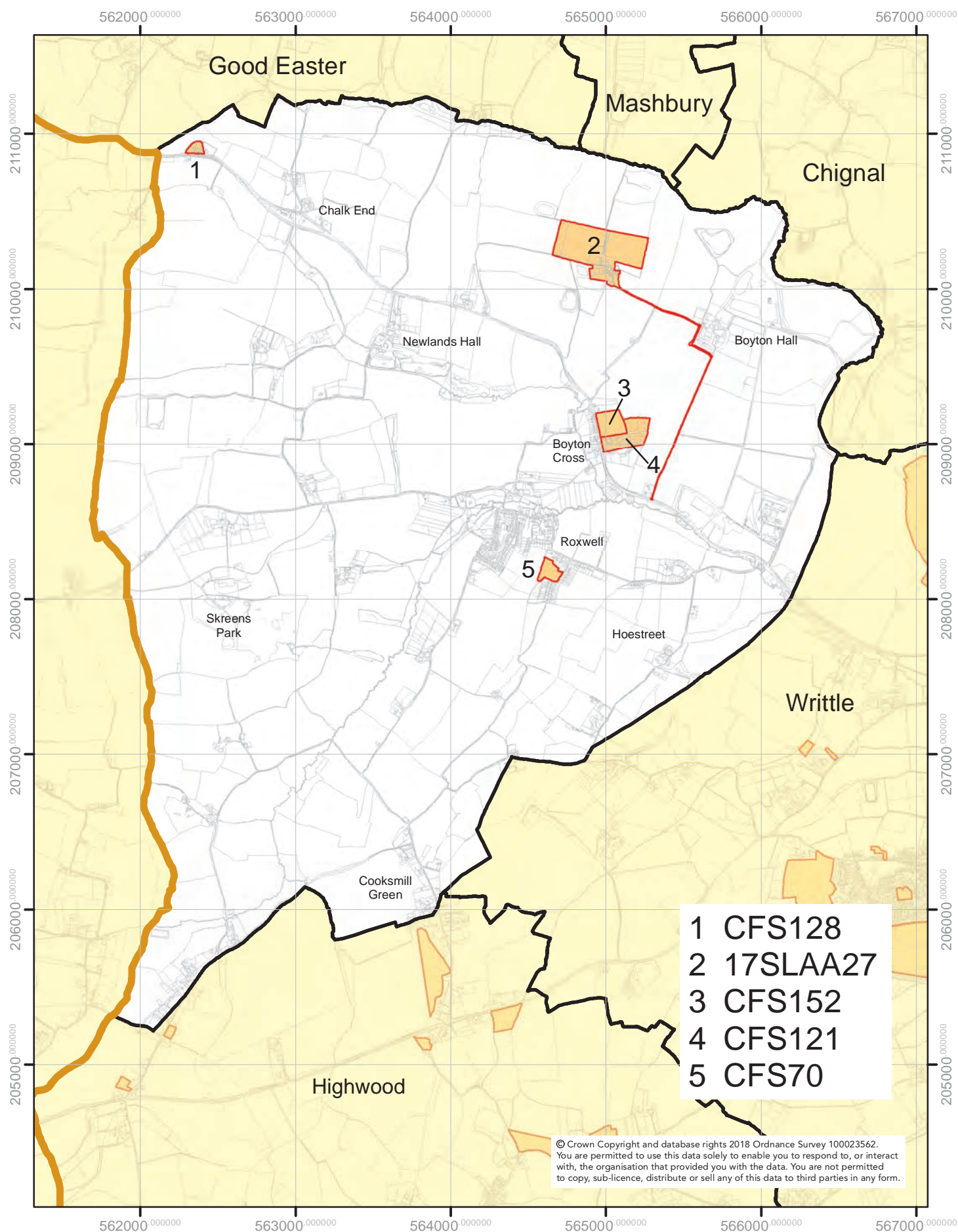




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## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### ROXWELL



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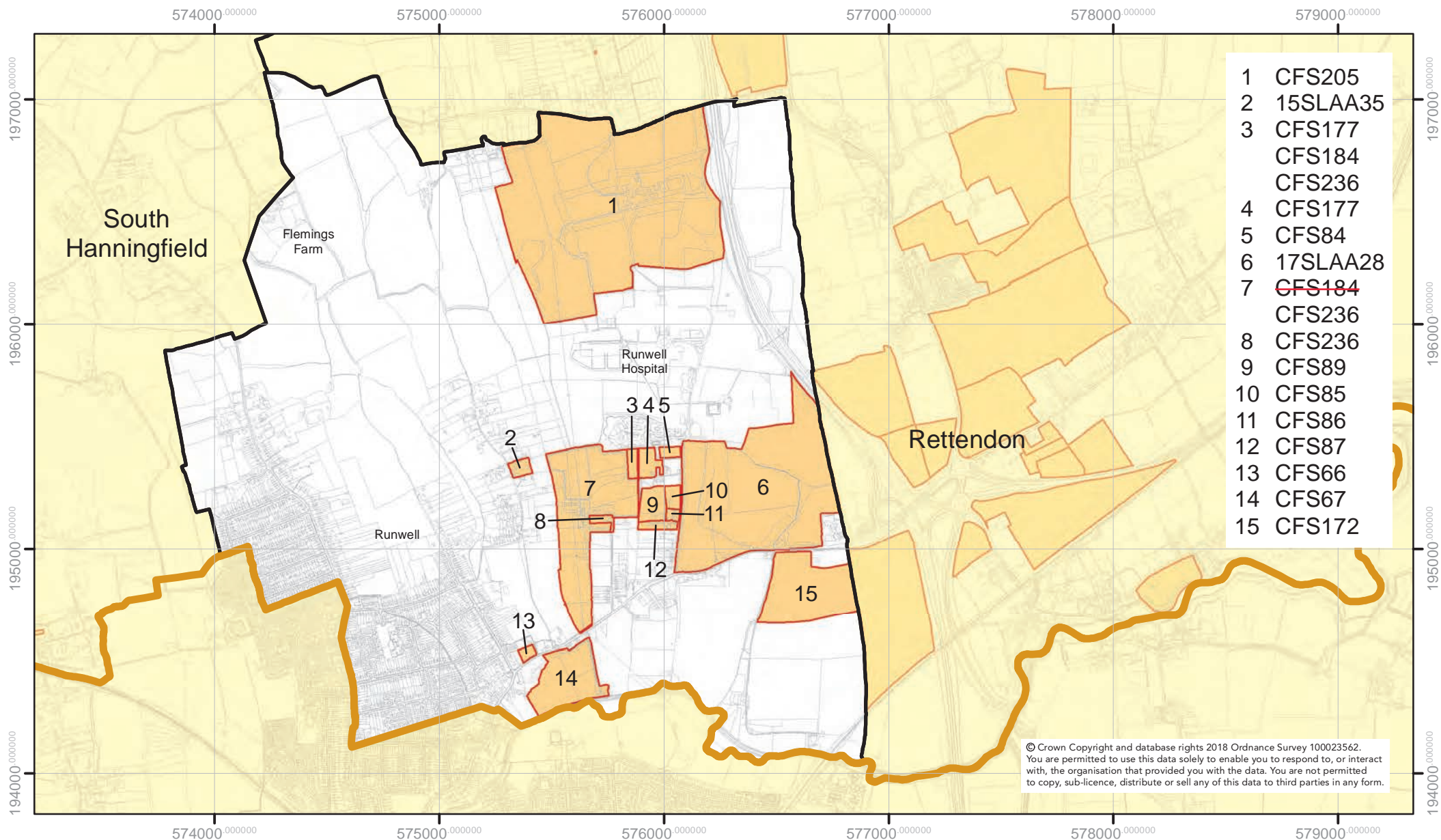
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# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### RUNWELL



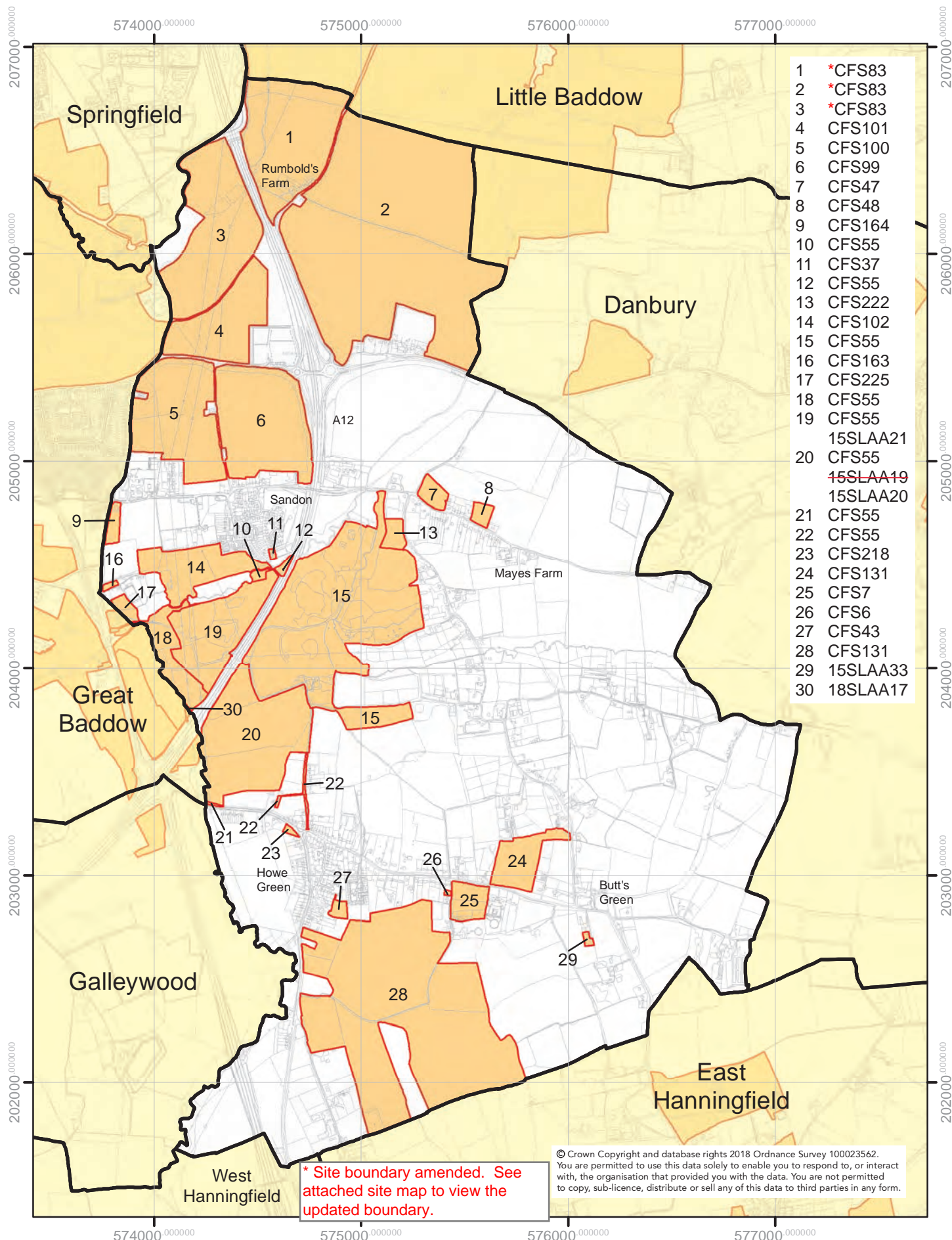
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# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### SANDON



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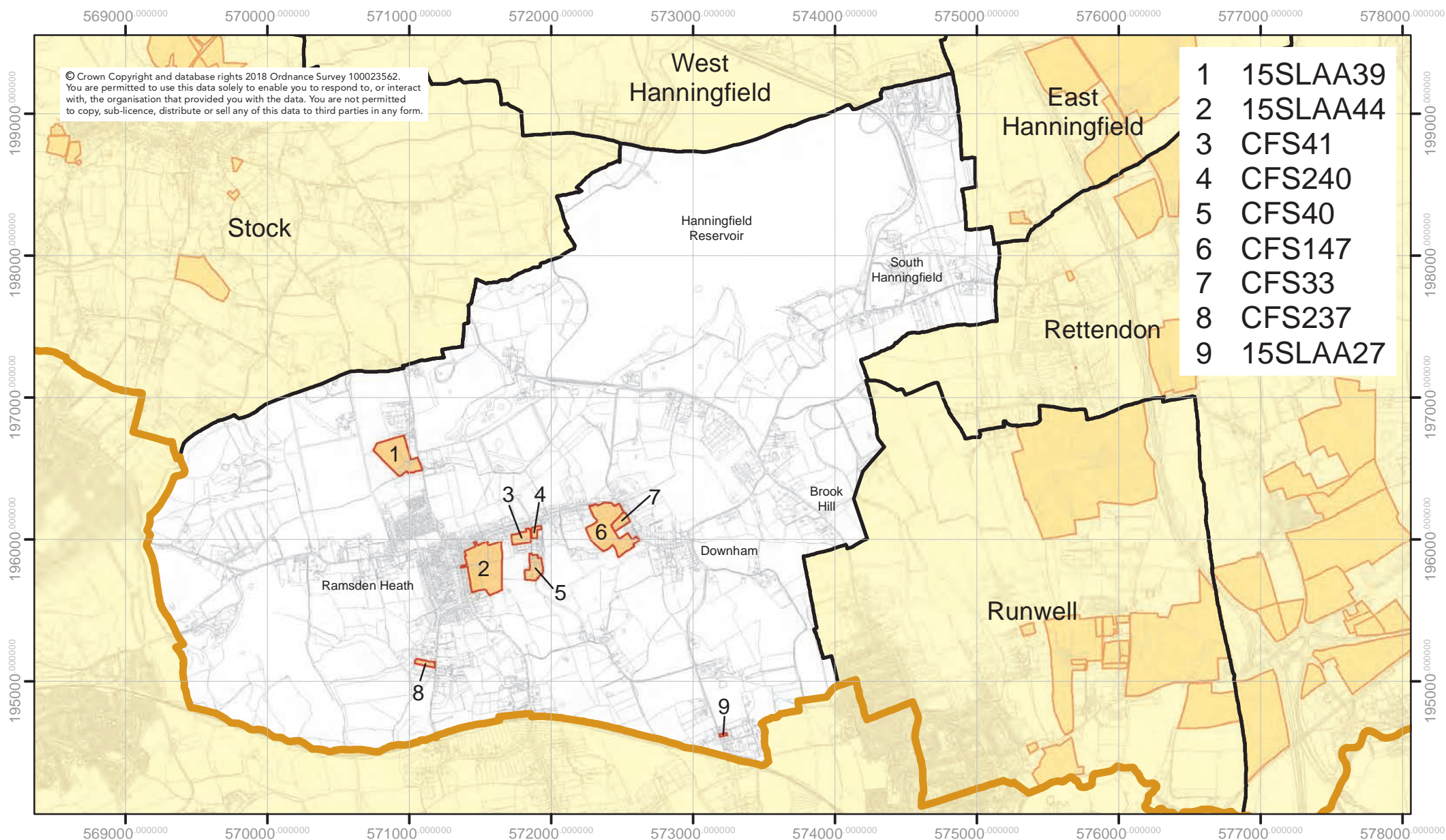




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## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

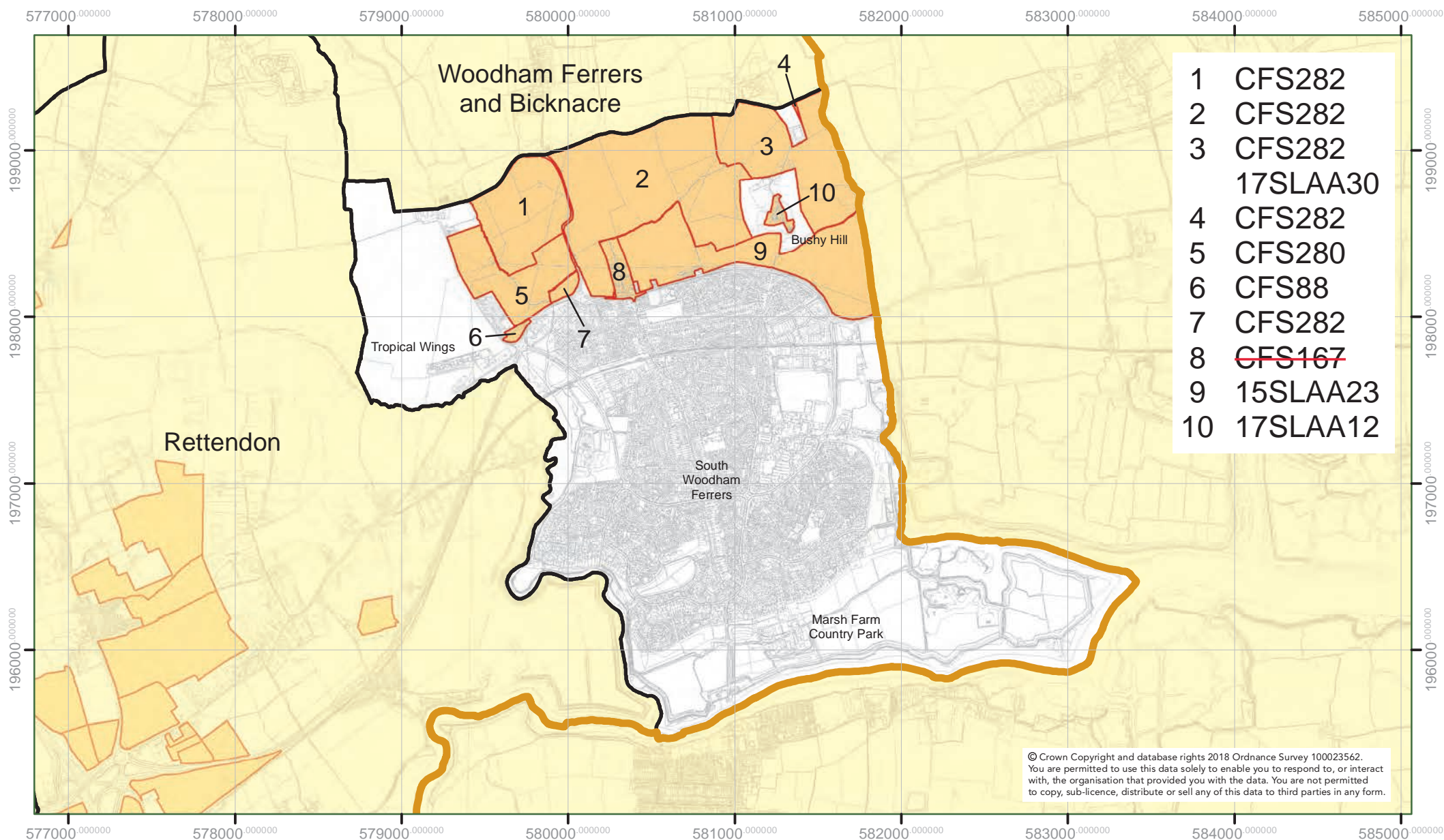
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# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

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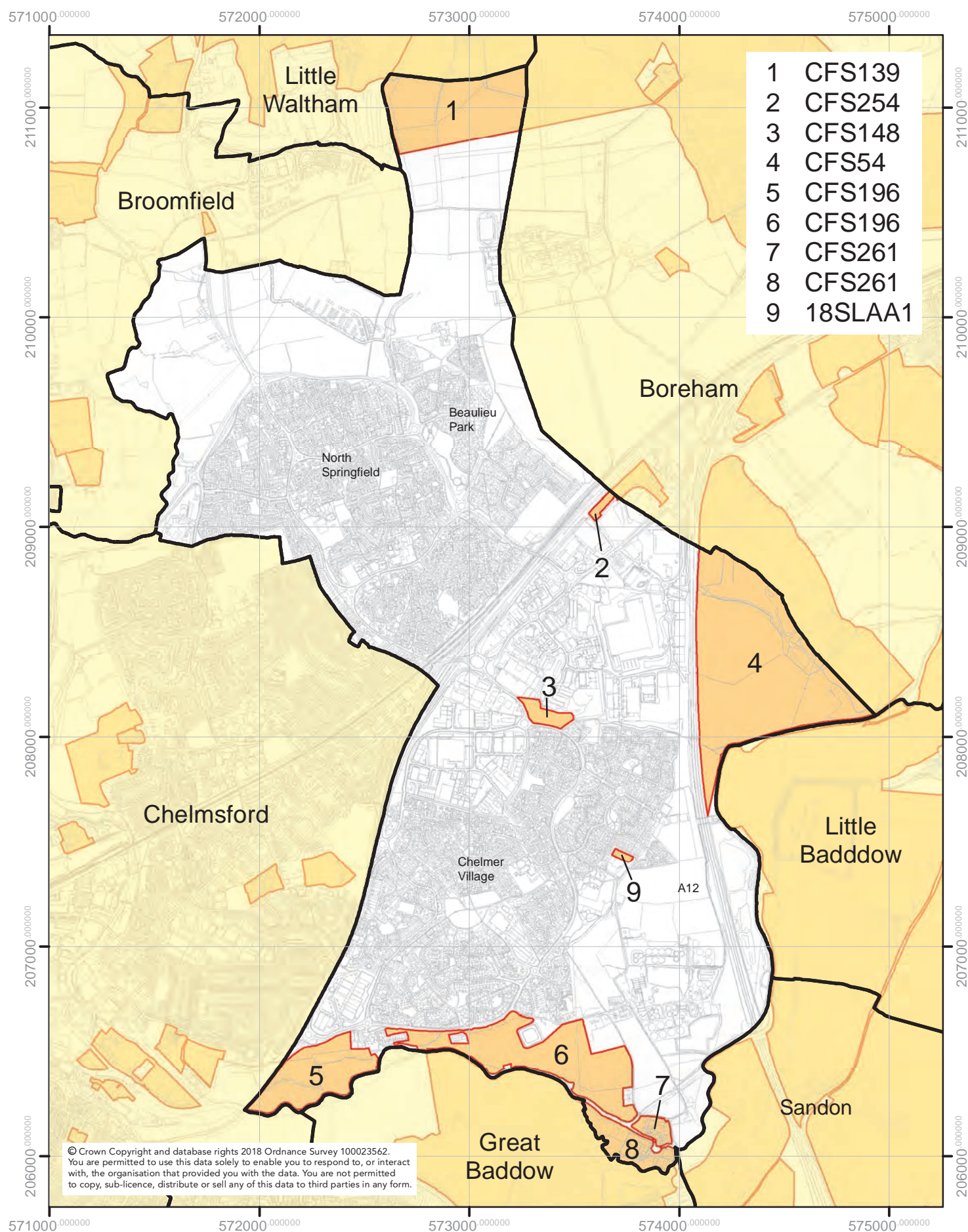




# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### SPRINGFIELD



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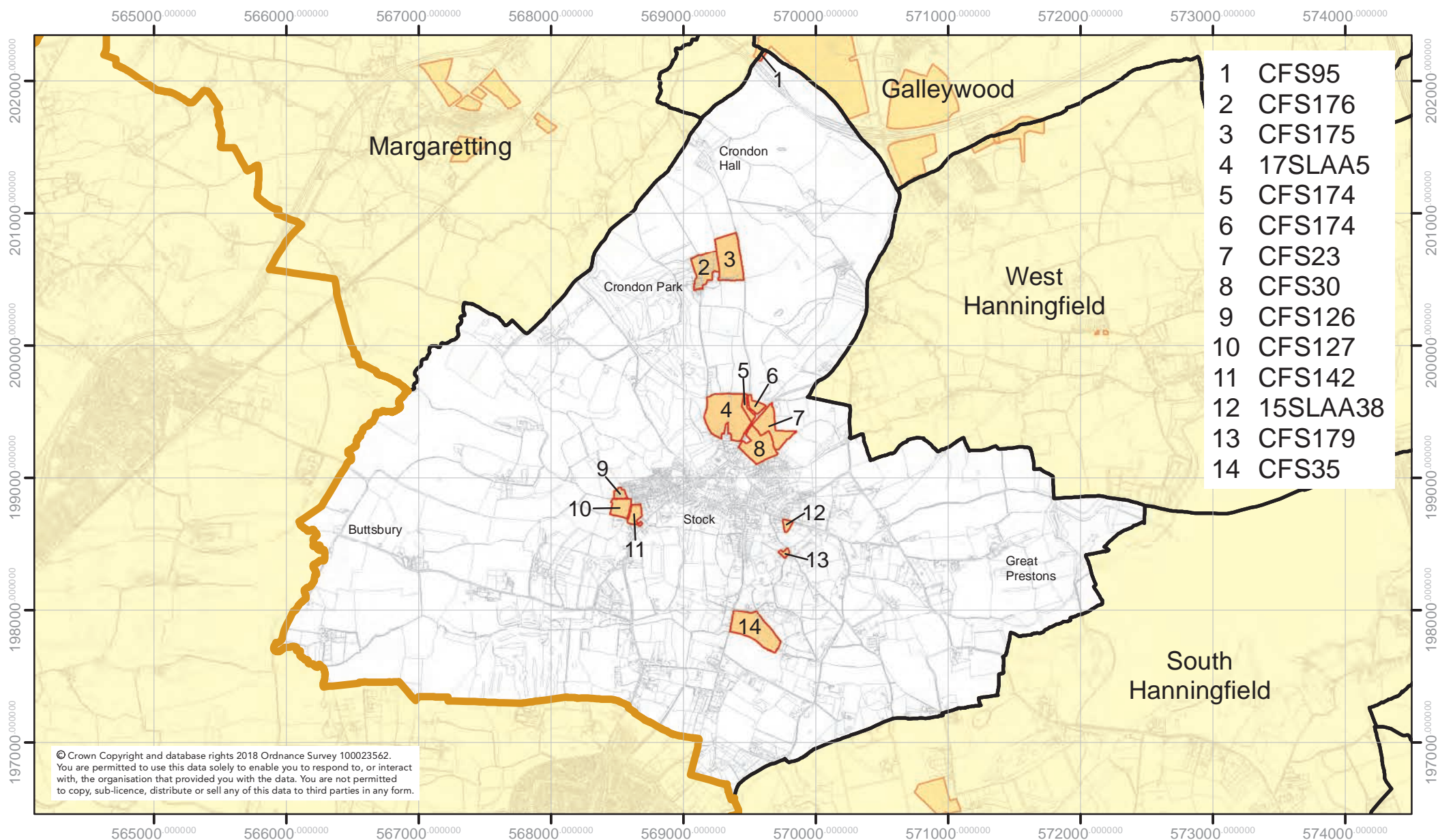




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## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

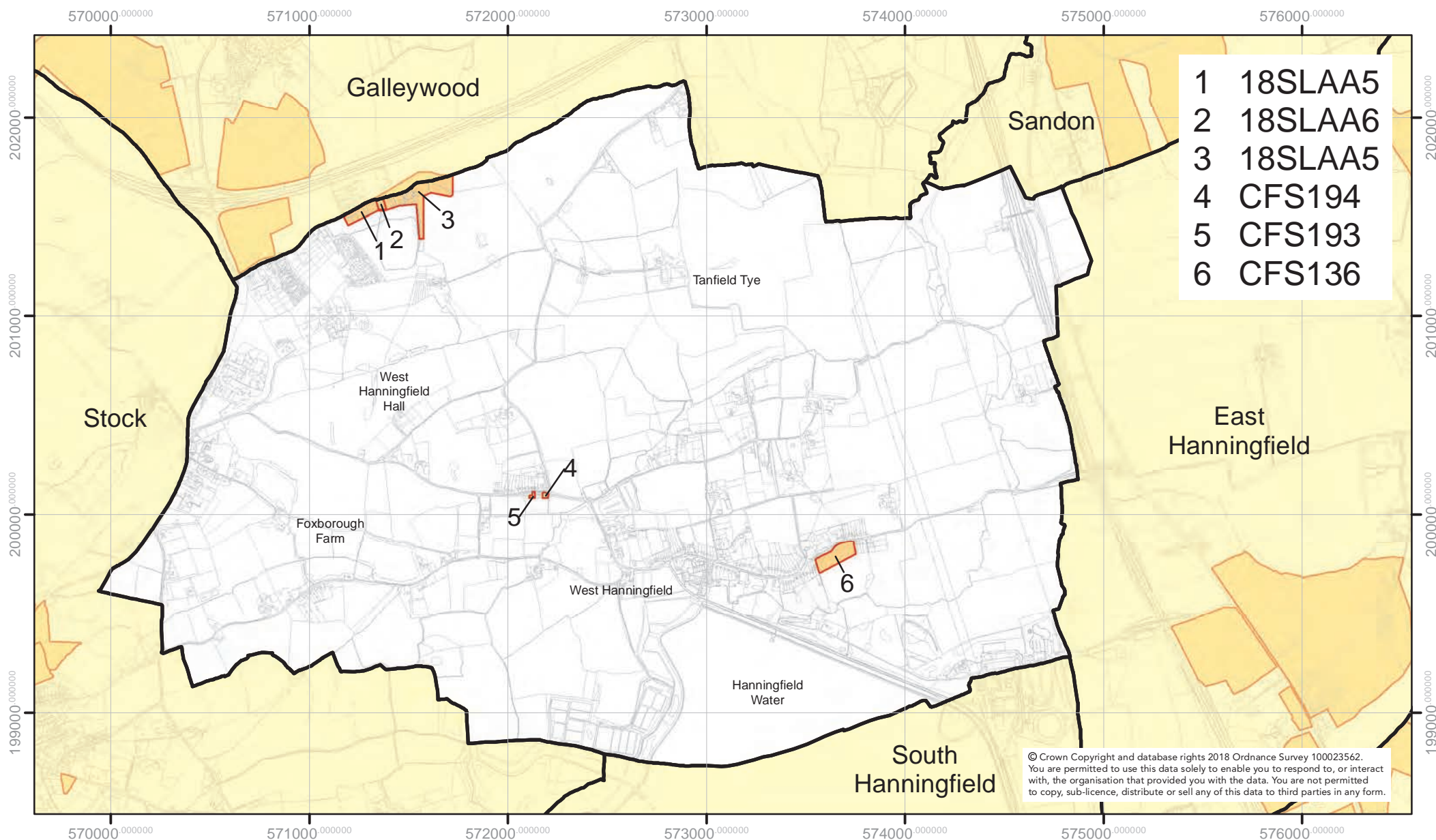
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# SHELAA MAPPING 2020

## SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

### WEST HANNINGFIELD



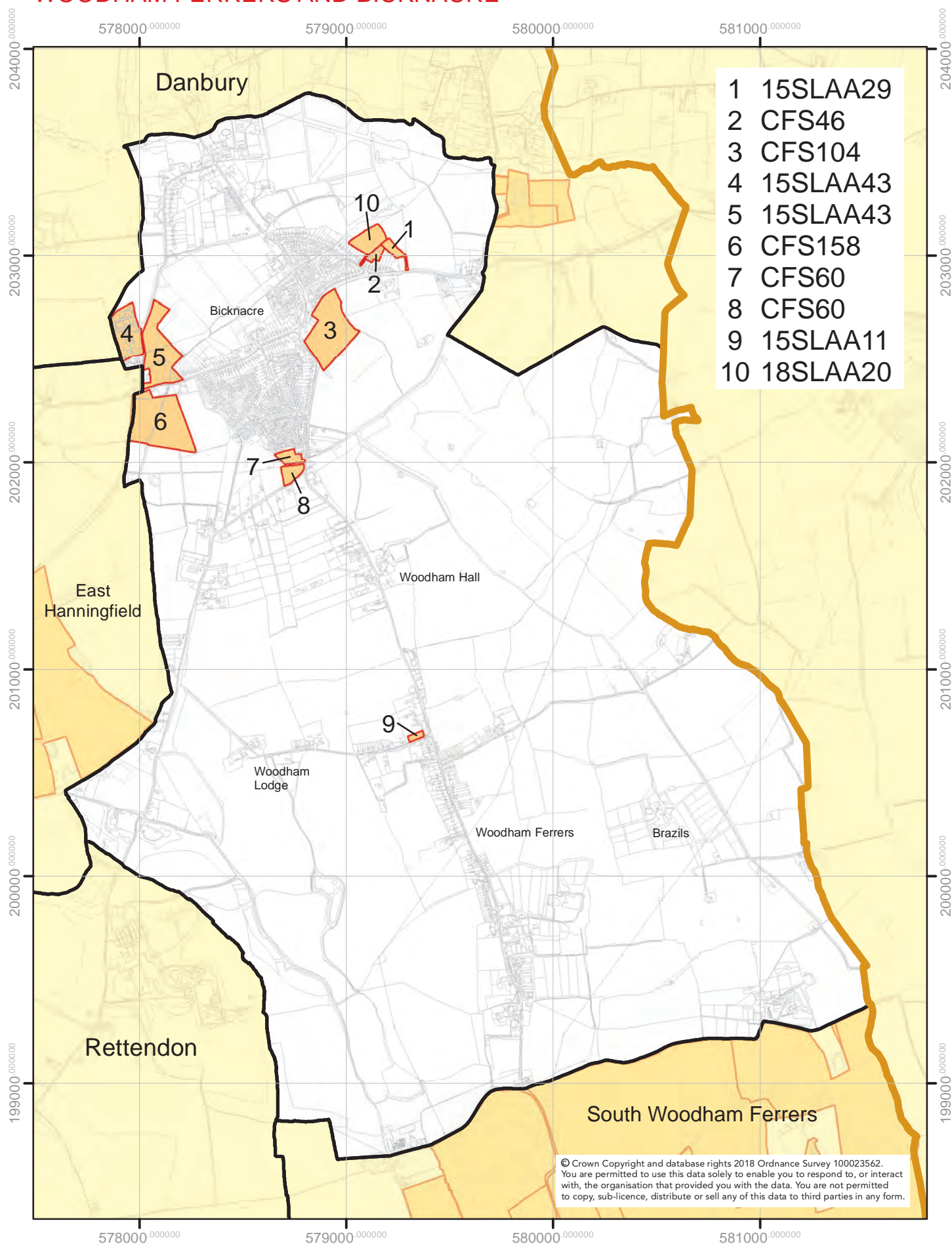
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### WOODHAM FERRERS AND BICKNACRE



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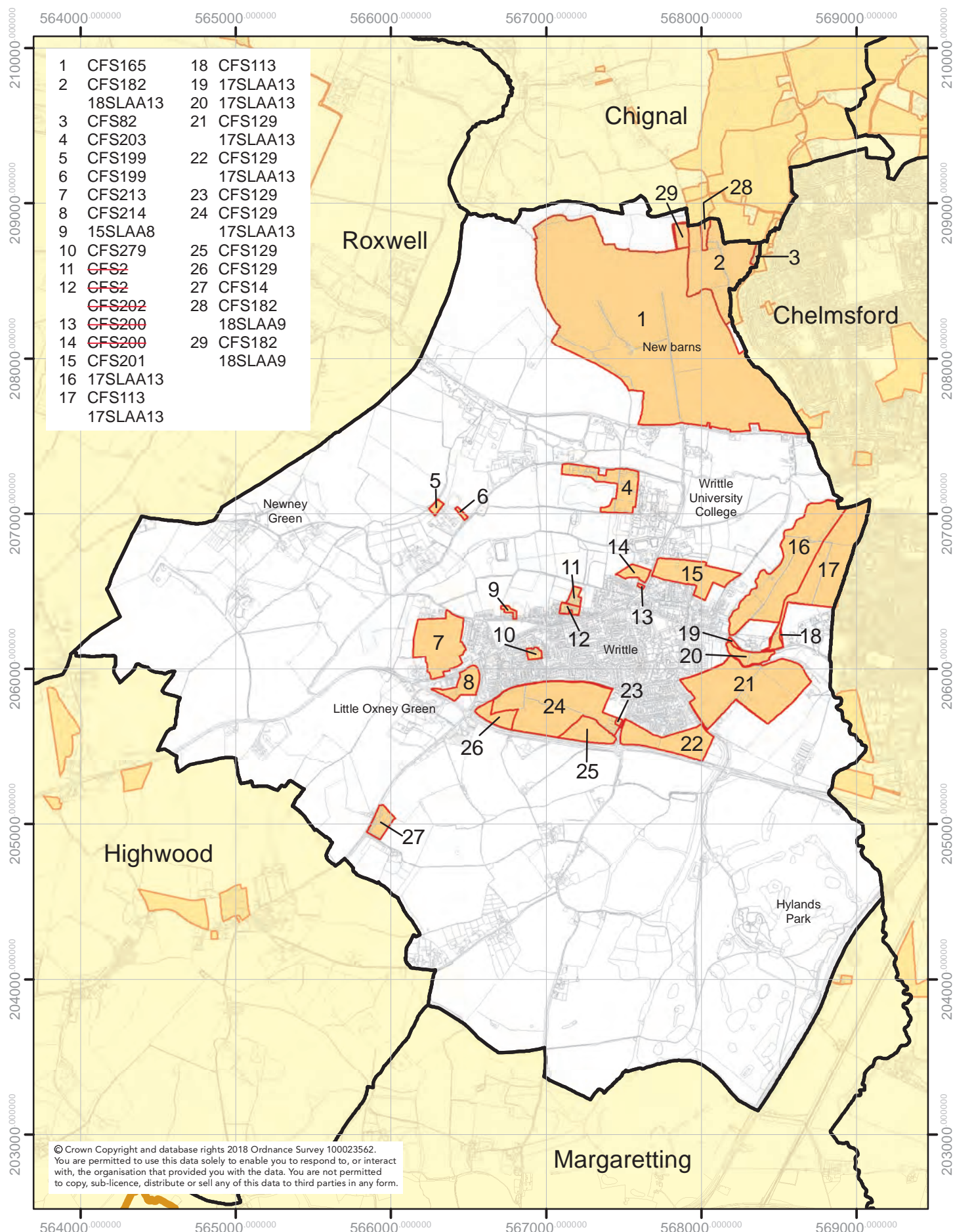
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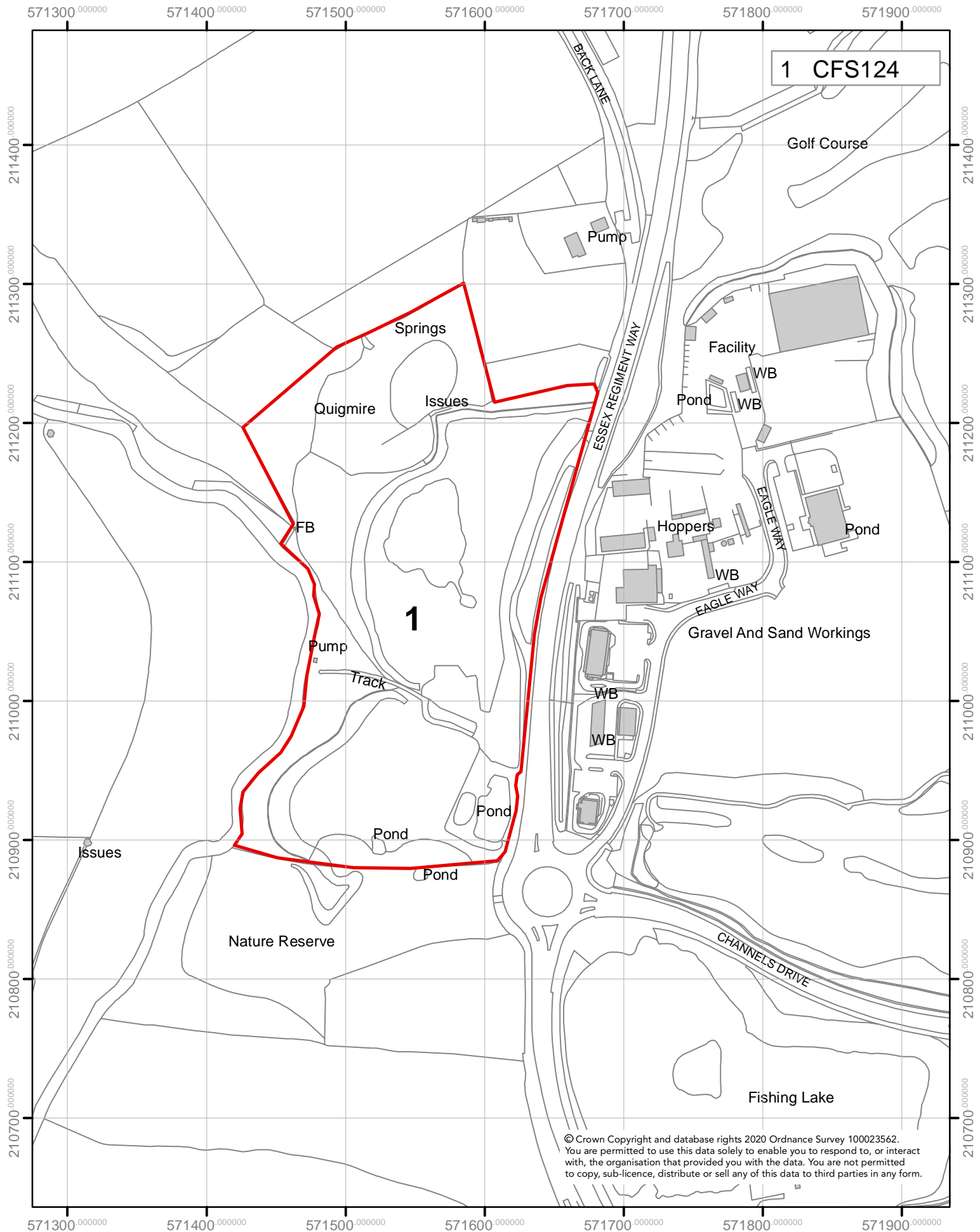
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# SHELAA 2020 - Amended site Broomfield / Little Waltham



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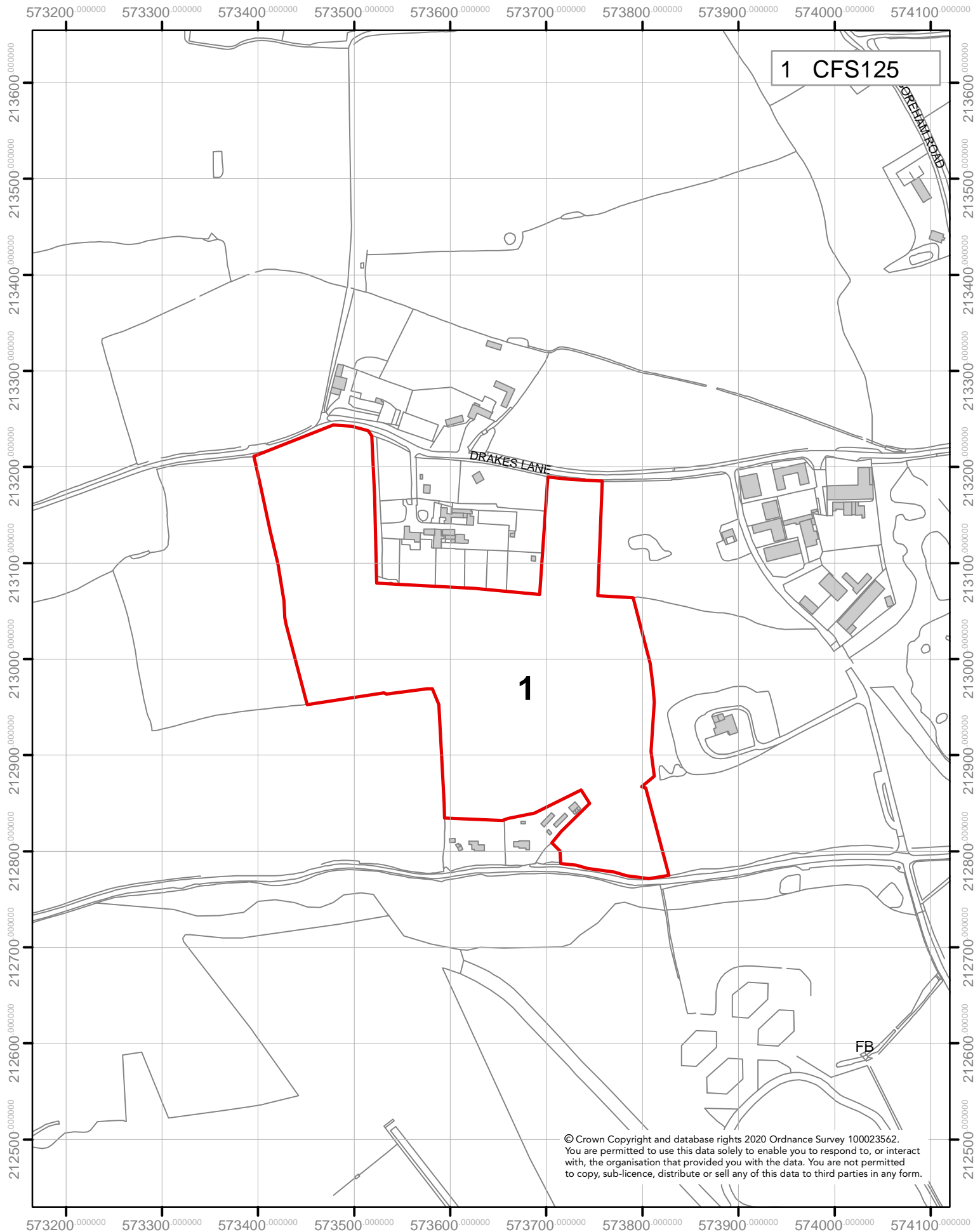




# SHELAA 2020 - Amended site Chelmsford



# SHELAA 2020 - Amended site Little Waltham

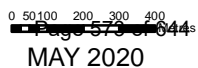
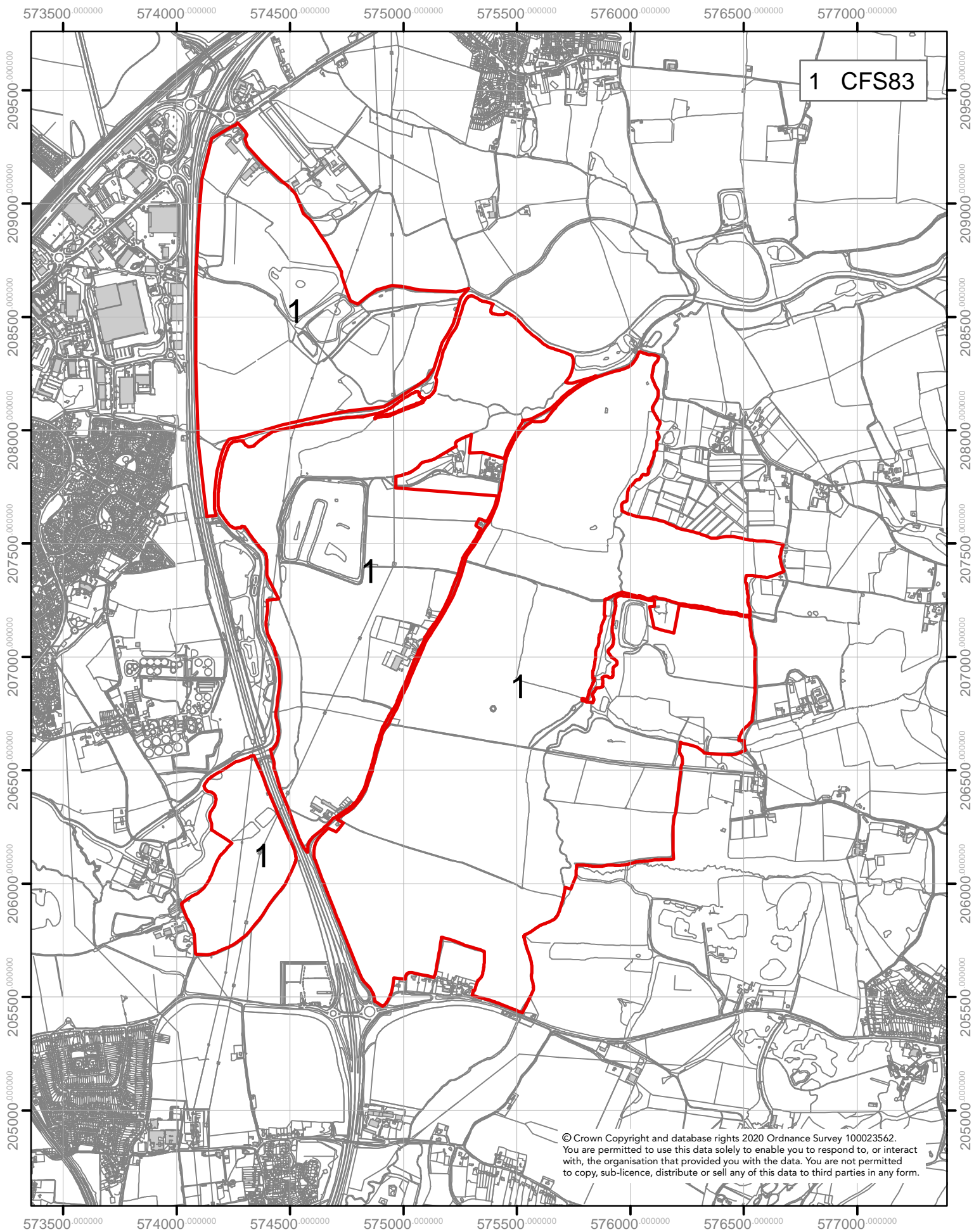


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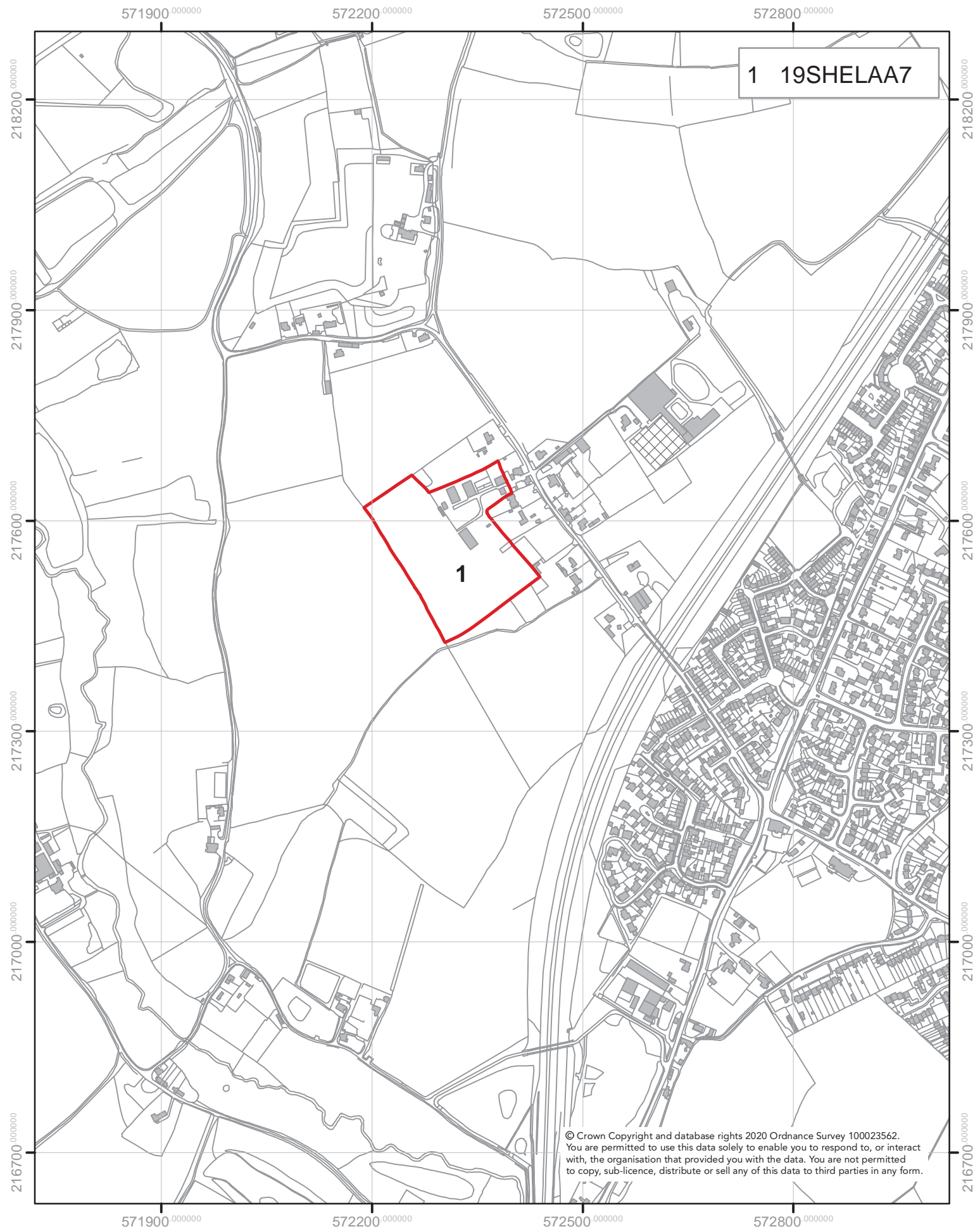


SHELAA 2020 - Amended site Springfield, Boreham, Little Baddow, Danbury and Sandon





# SHELAA 2020 - New site to be added to the Parish of Great Leighs

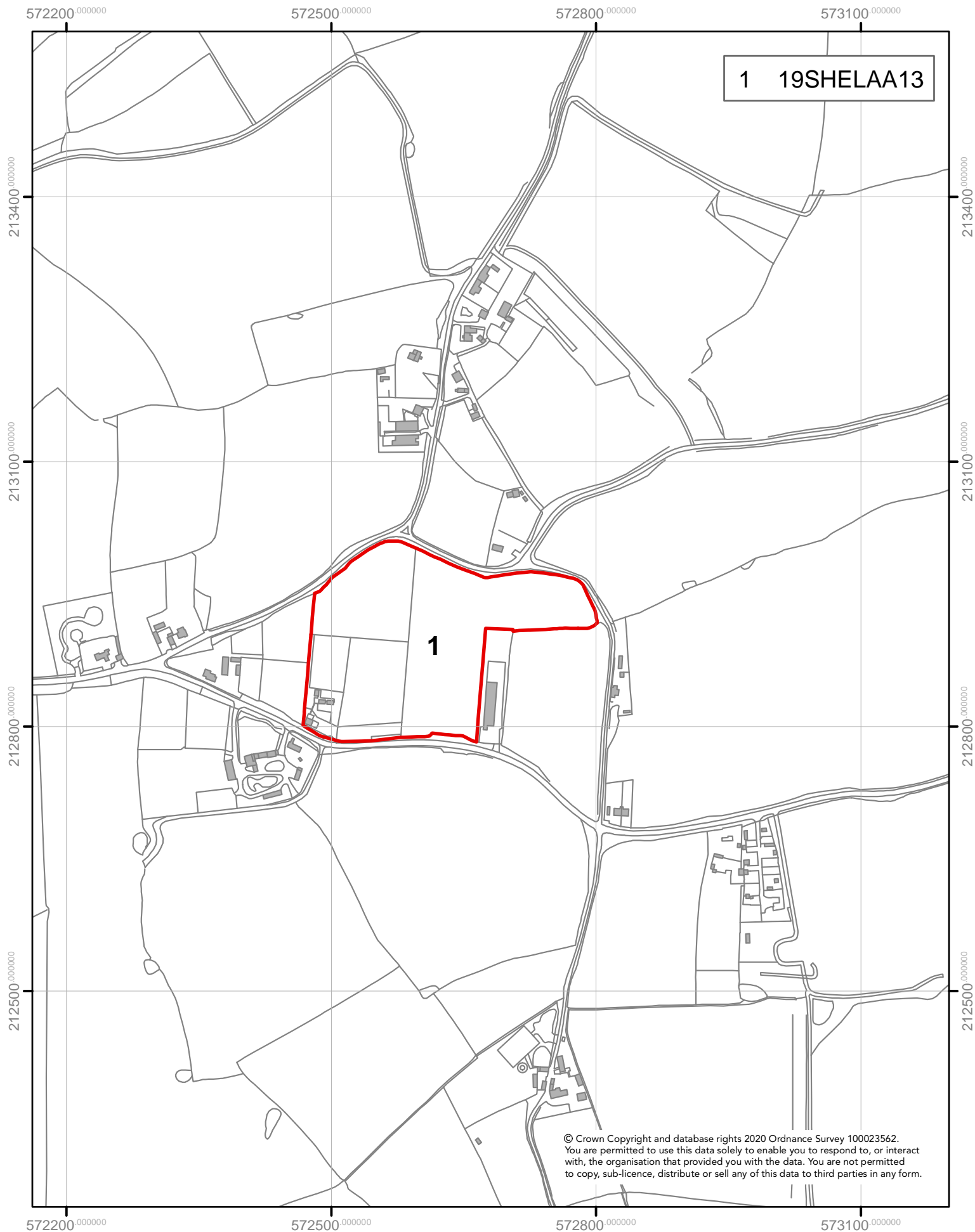


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# SHELAA 2020 - New site to be added to the Parish of Little Waltham

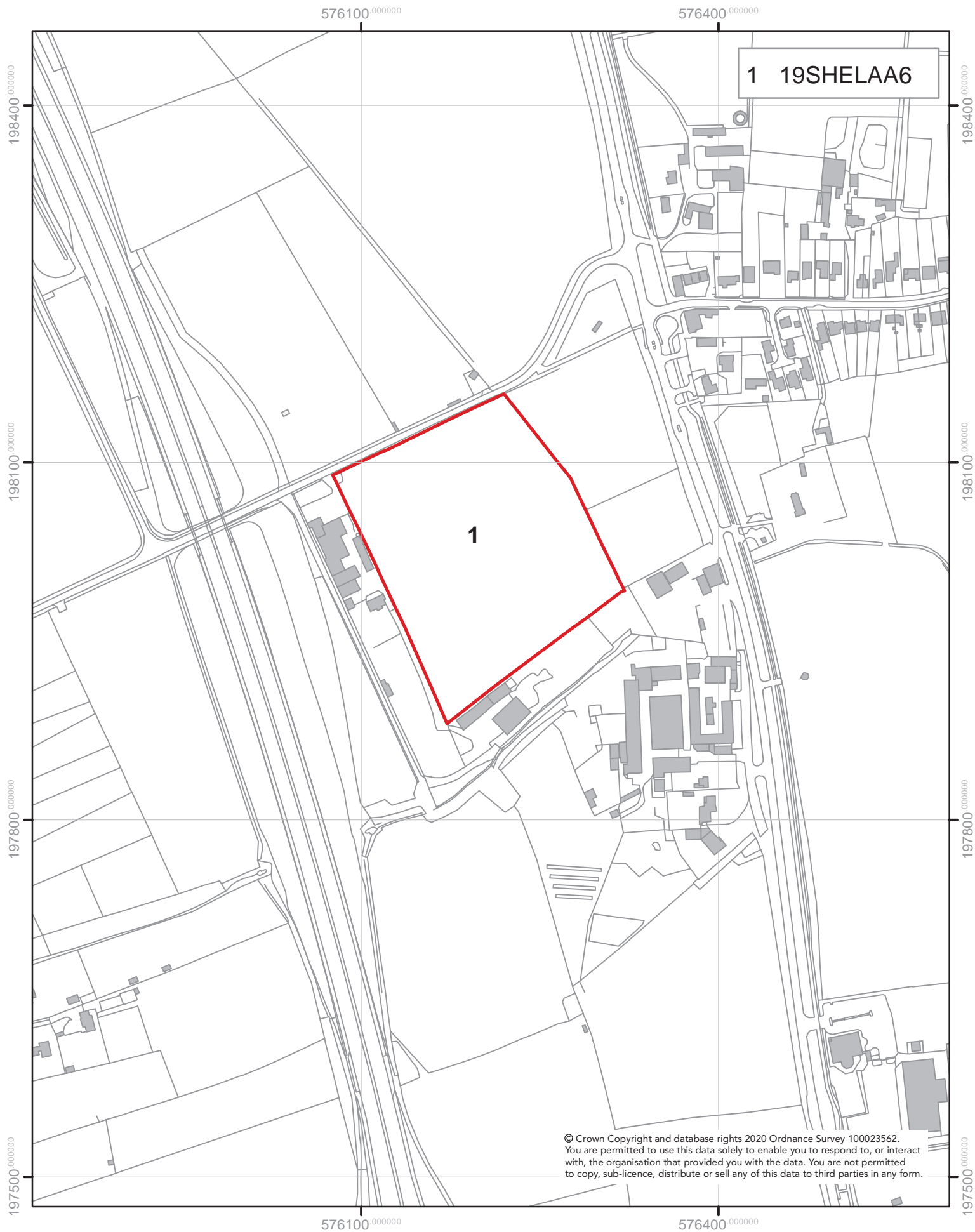


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# SHELAA 2020 - New site to be added to the Parish of Rettendon

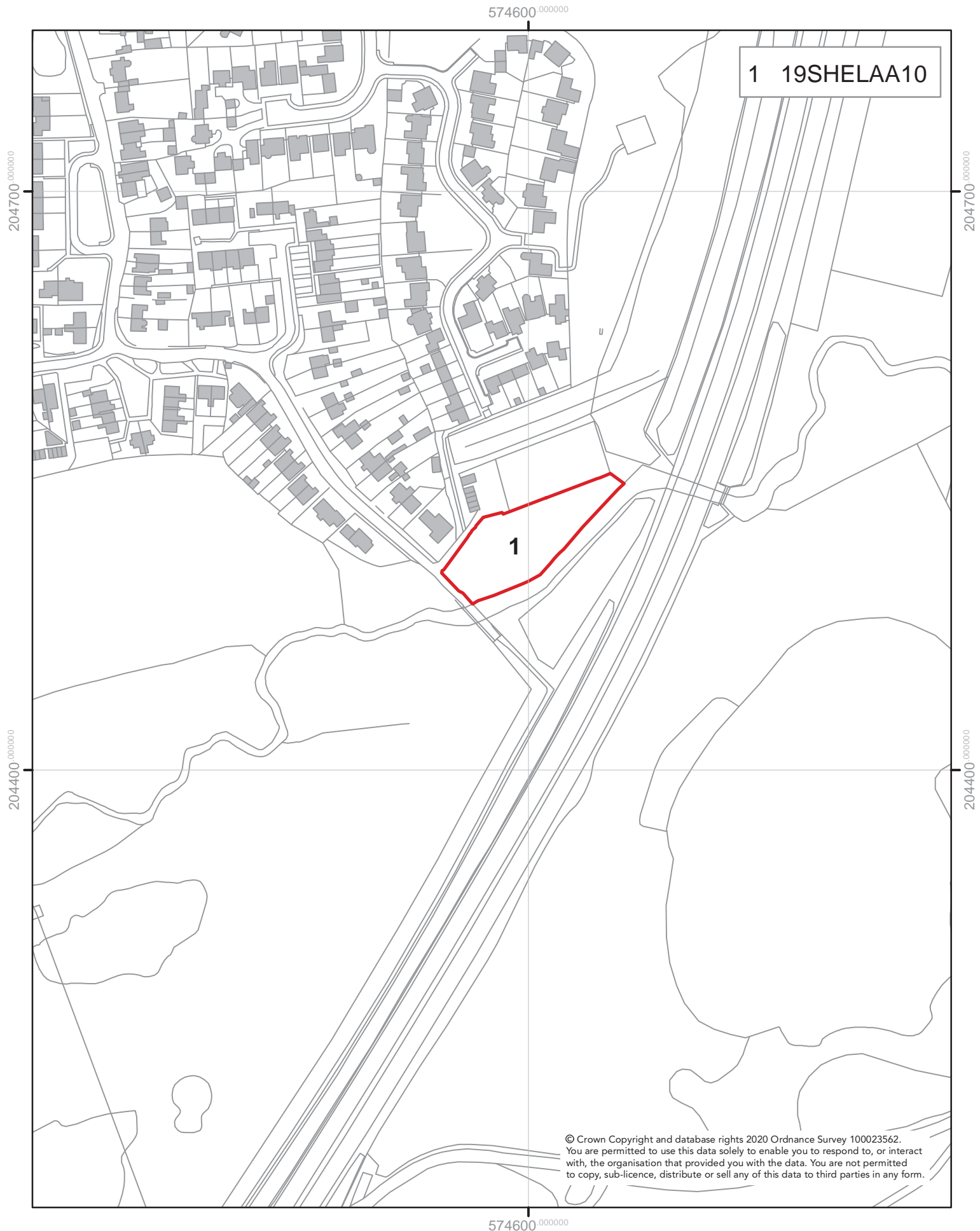


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# SHELAA 2020 - New site to be added to the Parish of Sandon



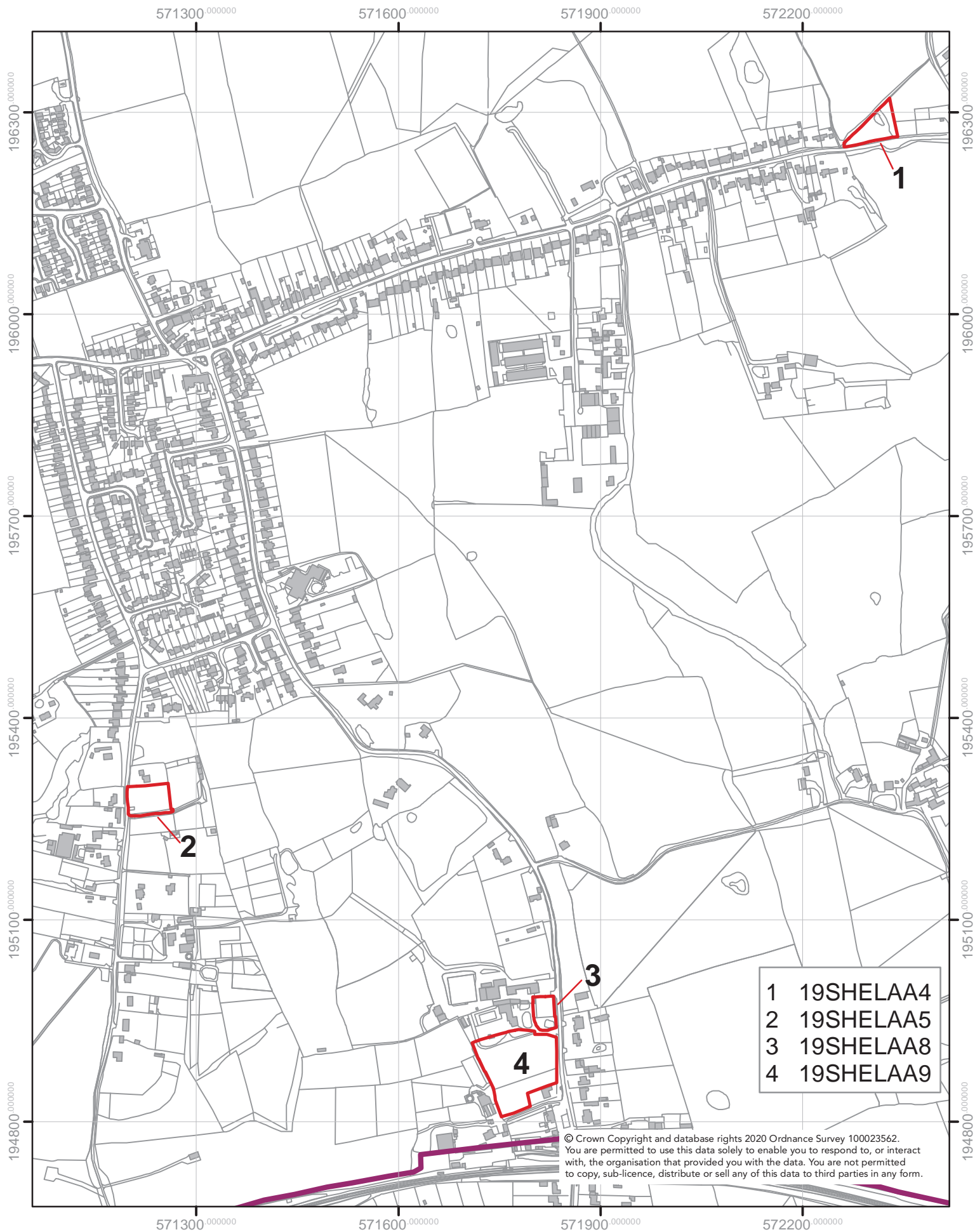
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# SHELAA 2020 - New sites to be added to the Parish of South Hanningfield



SHELAA 2020 - New site to be added to the Parish of Writtle



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## **APPENDIX 5**

### **List of Omitted Sites**

### **Technical Note: List of Discounted Sites from the SLAA 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 been developed
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

<b>Site Reference</b>	<b>Site Address</b>	<b>Site area (ha)</b>	<b>Reason for Omission</b>
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
CFS49	Land South East of The Lion Inn, Main Road, Boreham	14.4	1. Considered to be a duplicate of CFS9
CFS62	Land North of Cricketers Close, Broomfield	14.95	1. Considered to be a duplicate of CFS53
CFS76	Land South West of 203 Main Road, Great Leighs, Chelmsford	0.07	2. Developed under 18/00017/REM
CFS81	Chantry Farm, Chantry Lane, Boreham	15	3. Removal requested by landowner
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
CFS157	Land North West of Pennyfields, Parsonage Green, Broomfield	46.45	1. Considered to be a duplicate of CFS78
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	1. 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	1. Considered to be a duplicate of 15SLAA1
CFS186	Land North of the A12, East of Southend Road, Great Baddow	12.2	1. Considered to be a duplicate of 18SLAA17
CFS202	The Lordship Stud, Writtle College, Back Road, Writtle	0.71	2. Developed under 15/01855/FUL
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
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	1. 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
15SLAA19	Land North Of St Swithins Cottages, Howe Green	23.49	1. Considered to be a duplicate of 15SLAA20
15SLAA24	Allotment Hut, Allotment Gardens, Hill Road South	2.36	1. 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	1. 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	1. Considered to be a duplicate of CFS58
17SLAA21	Land South East Of 36 Castle Close And North West Of 42 Catherines Close, Great Leighs	2.35	1. Considered to be a duplicate of CFS195

# Chelmsford City Council

## Strategic Housing and Employment Land Availability Assessment (SHELAA) Report 2020

### 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 residential or employment development.
- 1.2 Previously known as the Strategic Land Availability Assessment (SLAA), the purpose of the SHELAA is to help the City Council make informed decisions of where to allocate future development and in preparing the annual housing and employment trajectories.
- 1.3 With the aim of remaining transparent across this process, this report has been prepared to provide a detailed overview of the development of the SHELAA and how the assessment is carried out. This document also delivers a summary of results from the most recent assessment, conducted between January-May 2020, with additional comments on refinement steps that have taken place within this assessment. Finally, the report addresses the different indicators that would lead to a review of the SHELAA.

### 2. Background

- 2.1 Paragraph 67 of the 2019 update of the National Planning Policy Framework (NPPF) states that:

*“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 As such, Chelmsford City Council have created a process to enable anyone to put land forward for consideration and facilitate a thorough desk-based assessment of each site accounting for numerous suitability, availability and achievability criteria (including economic viability) including:
- Physical limitations including access, ground conditions and flood risk
  - Potential impacts upon landscape features and heritage assets
  - Appropriateness of the type of development
  - Environmental/amenity impacts
  - Legal/ownership issues
  - Viability

- 2.3 The assessment determines if a site is likely developable, likely deliverable or neither. To be developable, the NPPF states that:

*“sites should be in a suitable location ... with a reasonable prospect that they will be available and could be viably developed at the point envisaged”.*

- 2.4 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.”*

- 2.5 As such the Criteria Note (See Appendix 1) and assessment database have been created to reflect these definitions. Sites that lie in unsuitable areas will not be considered as developable or deliverable. Each site is checked against council records to see if the site features on the Brownfield Register and if planning permission has been granted. If planning permission has been granted, additional searches are undertaken to see what the trajectory of delivery is.

- 2.6 Ultimately, though the SHELAA provides a wide range of information to officers on a variety of site characteristics, it is not the purpose of the SHELAA to allocate land for future development. The assessment provides a broad overview of sites to enable officers to undertake compare and contrast exercises when making their own informed determinations as to whether a site is truly developable or deliverable.

### **3. Methodology**

- 3.1 The SHELAA consists of an in-house database used to facilitate a desk-top assessment of all submitted sites and has been designed to account for local policy designations as well as national requirements. From this database, a report sheet for each site can then be produced to summarise performance against suitability, availability and achievability criteria, and categorises sites in terms of their deliverability and developability.

- 3.2 Where proposed amendments are received in respect of any site, these are considered at the start of a new assessment period, and where appropriate, necessary updates are made to the database to reflect new/additional information received.



### Step 1: Criteria Note

- 3.3 To provide a basis for the assessment, officers have created a Criteria Note (See Appendix 1) that provides a clear breakdown of how sites will be scored against a range of suitability, availability and achievability criteria. These scores then determine whether a site is considered deliverable, developable or neither.
- 3.4 Each criterion featured has been developed to critique sites for their performance against national policy and local policy set out within the Local Plan. Sites will receive a score against each applicable criterion. To ensure that that different proposed use classes all assessed appropriately, the Criteria Note highlights which use class each criterion will be assessing.
- 3.5 The note explains how total suitability, availability and achievability scores are then weighted to ensure that site performance is comparable against other sites within the database – irrespective of the proposed use class.
- 3.6 The Criteria Note also sets out a list of “absolute constraints” and “capped constraints”. An “absolute constraint” is a designation considered undevelopable due to critical issues faced, resulting in affected land to be discounted from the assessment. A “capped constraint” is a designation considered to have substantial policy compliancy issues which will ultimately result in the overall category of the site being capped.

### Step 2: Creating the Database

- 3.7 The assessment database has been created in-house and enables officers undertaking the assessment to record all relevant site information. The database features an array of formulae so as to be able to automatically and algorithmically carry out the suitability, availability and achievability assessments – as set out within the Criteria Note – and to determine the site categorisation.
- 3.8 In addition to this, a reporting feature has been added into the database to enable officers to run off summary reports on each site, which provides an overview of how the site has performed against the criteria.

### Step 3: Site Submissions

- 3.9 To identify available land for all types of use, the City Council held a call for sites in winter 2014; winter 2015/16, alongside the new Local Plan Issues and Options consultation; spring 2017, alongside the Preferred Options consultation; and spring 2018, alongside the Pre-Submission consultation.
- 3.10 In autumn 2018, the City Council created an online questionnaire open all year round to facilitate the submission of new sites and proposed amendment to existing sites. Cut-off dates for submissions occur when each new assessment period begins.
- 3.11 Sites that have been submitted within the aforementioned call for sites or via the live submission facility are included within the SHELAA.

#### Step 4: Ensuring the data is relevant

3.12 Data to inform the suitability and availability aspects of the site assessment is predominantly gathered from the submitted SHELAA form and from the Council's planning map software.

Among other criteria, data collected on each site includes:

- Legal constraints on the site
- Provision of utilities present on the site
- Whether the site lies within a Flood Zone
- Proportion of greenfield and previously developed land on site
- Whether the site falls within the Metropolitan Green Belt or a Green Wedge
- Access to public transport facilities
- Presence of natural protected features or heritage assets
- Impact on community facilities
- Contamination details
- Existing and proposed use of site

3.13 Alongside this, Chelmsford City Council have assessed the viability of a number of specific site typologies which are representative of the range of sites and uses being considered within the SHELAA (See Appendix 2). The outputs from testing these typologies have informed the achievability component of the SHELAA.

#### Step 5: Inputting data into the database

3.14 The assessing officer gathers all relevant data available to them to input into the suitability, availability and achievability components of the assessment.

3.15 As part of the suitability assessment, for the purposes of the SHELAA only, sites are categorised as either PDL or Greenfield based on whichever is the largest proportion of the site. This does not necessarily mean that the whole site is PDL or Greenfield land. Determination as to whether land is PDL or Greenfield is undertaken using the 2019 NPPF definitions.

3.16 Within the achievability component of the assessment, the typology characteristics and viability outcomes from the Viability Study are added into the database as formulae. This is to ensure that as site details are inputted into the database, a typology and viability outcome are automatically assigned.

3.17 It is important to note that the actual developability of individual sites is based on multiple factors relevant to the individual characteristics of the site. Undertaking individual suitability, availability and achievability assessments – including individual viability appraisals of all sites – is not a feasible option given the number of sites involved. However, by utilising a typology approach and carrying out desk-top assessments to identify key characteristics of each site the City Council is able to appropriately consider potential sites to the strategic remit of a SHELAA assessment.

#### Step 6: Outputs & Refinement

3.18 Individual summary reports are produced which provide the key information on the performance of a site against the various suitability, availability and achievability criteria (See Appendix 3). Assessed sites are then plotted onto Parish maps as a visual aide (See Appendix 4).

- 3.19 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. Once development has completed on these sites, the submission is removed entirely from the assessment.
- 3.20 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.
- 3.21 Site submissions can also be omitted from the assessment in the following circumstances:
- 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, site has been developed
  - 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
- 3.22 Sites that have been omitted from this year's assessment are listed with their removal reasons (See Appendix 5). To avoid confusion, these sites are not featured on the Parish Maps.

#### 4. Outputs: January-May 2020 Assessment

- 4.1 The January-May 2020 SHELAA assessed a total of 341 sites, of which 57 sites have been discounted. Of these 57 sites, 22 have either been allocated within the Local Plan or have an approved planning permission, whilst the remaining 35 lie wholly within another SHELAA submission. As stated in Step 6 of the methodology above, these sites areas and yields have been discounted to avoid, potentially significant, double counting. The tables below provide details of these 57 sites:

**Table 4.1:** SHELAA sites allocated within the emerging 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	Category	PDL / Greenfield
CFS26	New Build at Paglesham House, Hollow Lane, Broomfield	19/01211/FUL	0.15	5	3	Greenfield

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	Category	PDL / Greenfield
CFS36	Land South of Runnymede Cottage, Main Road, Little Waltham	18/01349/OUT	0.42	13	1	Greenfield
CFS60	Land South of The Brewers Arms, Main Road, Bicknacre	16/02021/OUT	1.4	39	1	Greenfield
CFS79	Montpelier Farm, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PG	Allocated	12.25	300	2	Greenfield
CFS101	Land North West of Park and Ride Terminus, Woodhill Road, Sandon	Allocated	13.5	329	3	Greenfield
CFS199	Land at Sturgeons Farm, Cow Watering Lane, Writtle	Allocated	0.69	0	3	Greenfield
CFS203	Countryside Skills Centre, Cow Watering Lane, Writtle	Allocated	6.57	426	3	Greenfield
CFS204	Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs	Allocated	158.5	2,663	2	Greenfield
CFS241	Civic Centre Land Site, Duke Street	Allocated	1.93	130	2	PDL
CFS252	Former Church Hall, Woodhall Road	Allocated	0.37	11	1	Greenfield
CFS256	Garages rear of 44 St Nazaire Road	Allocated	0.24	10	1	PDL
CFS257	Garages rear of 27 Medway Close	Allocated	1.28	36	1	Greenfield
CFS260	Land North of Galleywood Reservoir, Beehive Lane, Galleywood	16/01012/OUT	0.78	117	1	PDL
CFS261	Sandford Mill Water Works, Sandford Mill, Springfield	Allocated	7.4	173	3	PDL
CFS262	Land North West of Lockside Marina, Hill Road South	Allocated	1.8	151	3	PDL
CFS263	Baddow Road Car Park, Baddow Road	Allocated	0.95	27	2	PDL
CFS276	Former St Peters College, Fox Crescent	Allocated	11.19	274	1	Greenfield

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	Category	PDL / Greenfield
CFS279	Writtle Community Association 12-14 Redwood Drive, Writtle	17/00780/FUL	0.67	101	1	PDL
15SLAA1	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham	Allocated	28.21	474	2	Greenfield
15SLAA23	Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers	Allocated	44.93	748	1	Greenfield
15SLAA25	Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs	Allocated	1.44	40	1	Greenfield
15SLAA43	7 St Giles, Moor Hall Lane, Bicknacre	Allocated	7.56	185	2	Greenfield

**Table 4.2:** Site submissions that wholly lie within another submission

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	Category	PDL / Greenfield
CFS21	Land East of Junction with Hyde Lane and Mill Lane, Danbury	CFS57, 15SLAA45	2.5	70	2	Greenfield
CFS44	Land North of Cranham Road, Little Waltham	CFS125	9.73	0	3	Greenfield
CFS56	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury	15SLAA45	12.3	301	2	Greenfield
CFS57	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury	15SLAA45	12.22	299	2	Greenfield
CFS78	Staceys, School Lane, Broomfield	CFS181	48.79	820	2	Greenfield
CFS113	Land North East of Skeggs Farm, Chelmsford Road, Writtle	17SLAA13	16.47	404	2	Greenfield
CFS122	Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham	CFS94	9.2	225	2	Greenfield
CFS123	Land South East of Little Belsteads, Back Lane, Little Waltham	CFS94	2.15	60	3	Greenfield

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	Category	PDL / Greenfield
CFS124	Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham	CFS94	7.6	175	3	Greenfield
CFS138	Land East of Hallfield House, Back Lane, Little Waltham	CFS94	3.3	92	3	Greenfield
CFS156	Land South West of 2 Scotts Green, Hollow Lane, Broomfield	CFS183	9.8	240	1	Greenfield
CFS187	Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow	CFS73	30.63	493	2	Greenfield
CFS219	Land North of Cricketers Close, Broomfield	CFS53, CFS62	9.7	238	2	Greenfield
CFS232	Land North East of Meadow Road, Rettendon	15SLAA40	9.58	235	1	Greenfield
CFS268	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS269, CFS270	2.27	64	3	Greenfield
CFS269	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS270	4.2	103	3	Greenfield
CFS271	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS268, CFS269, CFS270	1.04	29	3	Greenfield
15SLAA20	Land North Of St Swithins Cottages, Howe Green	CFS5	23.49	393	3	Greenfield
15SLAA47	Sports Centre, Partridge Green, Broomfield, Chelmsford	CFS181	12.72	312	2	Greenfield
15SLAA48	Land South Of Rough Hill Complex, The Tye, East Hanningfield	CFS130	8.93	219	1	Greenfield
17SLAA11	Land North Of Cranham Road, Little Waltham	CFS125	8.49	0	3	Greenfield
17SLAA18	Lathcoats Farm Shop, Beehive Lane, Great Baddow, Chelmsford, CM2 8LX	CFS63	15.29	375	2	Greenfield
17SLAA25	Land South East Of Main Road, Great Leighs	CFS119	1.48	39	2	Greenfield

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	Category	PDL / Greenfield
17SLAA26	Land East Of The Crescent, Little Leighs	CFS119	3.88	98	2	Greenfield
17SLAA30	Land North Of Communication Station At Bushy Hill, Edwins Hall Road, Woodham Ferrers	CFS282	36.74	617	3	Greenfield
18SLAA3	Pondside Nursery And Yard, Chatham Green, Little Waltham	CFS27	0.19	5	3	PDL
18SLAA6	Poolman Ltd, Bakers Lane, West Hanningfield	18SLAA5	0.2	6	3	Greenfield
18SLAA8	Land North Of Oat Leys, Broomfield	CFS183	1.92	54	2	Greenfield
18SLAA9	Land South Of Mashbury Road, Chignal	CFS182	4.67	114	3	Greenfield
18SLAA11	Land South West Of Broomfield Place, Main Road, Broomfield	CFS183	19.54	479	1	Greenfield
18SLAA12	Land West Of Blue Cottage, Chignal Road, Chignal Smealy	CFS182	24.32	409	2	Greenfield
18SLAA13	Land West Of Avon Road	CFS182	53.34	896	2	Greenfield
18SLAA14	Land North Of The Larthings, Chignal	CFS183	10.92	268	2	Greenfield
18SLAA17	Land North Of The A12 East Of Southend Road, Great Baddow	CFS73	12.12	135	3	Greenfield
19SHELAA12	The Causeway, Highwood Road, Writtle	CFS14	0.99	0	2	Greenfield

4.2 In light of the above, the following overall figures have been removed from the SHELAA total outputs.

**Table 4.3:** Figures discounted from the SHELAA outputs

	Previously Developed Land			Greenfield			Yield Total
	No. Sites	Area (ha)	Yield (dwellings)	No. Sites	Area (ha)	Yield (dwellings)	
<b>Category 1</b>	3	1.69	228	11	108.88	2,334	<b>2,562</b>
<b>Category 2</b>	2	2.88	157	20	472.2	8,923	<b>9,080</b>
<b>Category 3</b>	3	9.39	329	18	137.46	2,548	<b>2,877</b>
<b>TOTAL</b>	<b>8</b>	<b>13.96</b>	<b>714</b>	<b>49</b>	<b>718.54</b>	<b>13,805</b>	<b>14,519</b>

4.3 Taking account of the above discounts, the SHELAA outputs are detailed below in Table 4.4, Table 4.5 and Table 4.6.



**Table 4.4:** Proposed Uses

Proposed Use	Number of Sites	Site Area (ha)
Residential	221	1,238.24
Employment	11	130.59
Retail	1	5.37
Specialist Accommodation	2	1.65
Gypsy & Traveller	2	0.9
Mixed Use	43	2,466.66
Other	4	9.48
<b>TOTAL</b>	<b>284</b>	<b>3,852.89</b>

**Table 4.5:** Contribution to housing by Category

Category	Number of Sites	Site Area (ha)	Yield (dwellings)
<b>Category 1 – Deliverable</b>	41	294.78	5,741
<b>Category 2 – Developable</b>	114	1,980.07	34,783
<b>Category 3 – Not currently developable</b>	129	1,578.02	29,025
<b>TOTAL</b>	<b>284</b>	<b>3,852.89</b>	<b>69,549</b>

4.4 As can be seen from Table 4.5, a yield of 5,741 dwellings can be achieved from Category 1 sites and 34,783 from Category 2 sites. Category 3 sites, those which are not currently developable, amounts to 29,025 dwellings.

**Table 4.6:** Contribution to housing by Category and land type

	Previously Developed Land			Greenfield			Yield Total
	No. Sites	Area (ha)	Yield (dwellings)	No. Sites	Area (ha)	Yield (dwellings)	
<b>Category 1</b>	3	0.97	130	38	293.83	5,611	<b>5,741</b>
<b>Category 2</b>	13	17.16	952	101	1,962.92	33,831	<b>34,783</b>
<b>Category 3</b>	18	28.52	130	111	1,549.5	28,149	<b>28,279</b>
<b>TOTAL</b>	<b>34</b>	<b>46.65</b>	<b>1,212</b>	<b>250</b>	<b>3,806.24</b>	<b>67,591</b>	<b>68,803</b>

4.5 Table 4.6 provides a greater level of detail including the land type. The yield of previously developed (brownfield) sites from category 1 amounts to 130, compared to a yield of 5,611 greenfield dwellings. The yield of previously developed (brownfield) sites from Category 2 amounts to 952, compared to a yield of 33,831 greenfield dwellings. Finally, Category 3 sites yield 130 dwellings from previously developed (brownfield) sites and 28,149 dwellings from greenfield sites.

4.6 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/Brownfield 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. Reviewing the SHELAA**

- 5.1 We aim to review the SHELAA on an annual basis, with assessment planned to start in January of each calendar year. For those who submit sites using the online facility that runs all year round, the 31<sup>st</sup> December acts as the cut of date between assessment periods.
- 5.2 During the review process, any new submissions or any information that has been provided to us in relation to an existing site will be added to the assessment database accordingly. The assessing officer then checks to ensure the relevant sites have been removed and relevant discounts have been made before following through with the assessment as per the Criteria Note.
- 5.3 Earlier reviews of the SHELAA may take place in the case of policy amendments – either locally or nationally – and this will include a review of the Criteria Note to ensure that each criterion is still relevant.

## **6. Uses of SHELAA outcomes**

- 6.1 As previously mentioned, the purpose of the SHELAA is not to allocate land for future development. The assessment helps officers make their own informed decisions of where to allocate future development.
- 6.2 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 target is 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.
- 6.3 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.

## **7. Appendices:**

Appendix 1 – Criteria Note

Appendix 2 – Viability Study

Appendix 3 – Site Assessment

Appendix 4 – Parish Maps

Appendix 5 – List of Omitted Sites



## Chelmsford City Council Chelmsford Policy Board

4 June 2020

### Bradwell B Stage 1 Pre-application consultation response

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Report by: Cabinet Member for Sustainable Development

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#### Officer contacts:

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#### Purpose

The purpose of this report is to outline the Council's suggested response to the stage 1 pre-application consultation on the Bradwell B nuclear power station proposal. The report summarises the consultation on which views are sought, the key proposals in so far as they impact on Chelmsford City Council's administrative area and provides a summary of the proposed consultation response which is set out in detail in Appendix 1.

#### Recommendation:

1. To approve the consultation response set out in Appendix 1 and to submit it to Bradwell Power Generation Company Limited before the consultation period expires on 1 July 2020.

#### 1. Introduction

1.1 Bradwell Power Generation Company Limited (BRB) is proposing to build a new nuclear power station at Bradwell-on-Sea within Maldon District together with additional off-site associated development within Chelmsford City Council's administrative area.

1.2 BRB has launched a stage 1 pre-application public consultation. This is the first planned consultation phase for Bradwell B ahead of the submission of an application to the Secretary of State for Business, Energy and Industrial Strategy for a Development Consent Order (DCO).

1.3 This report sets out a summary of the BRB's stage 1 consultation in so far as it impacts on Chelmsford City Council's (CCC) administrative area. It also provides a draft consultation response attached at Appendix 1. The consultation summary and response are based on the information supplied by BRB through their public consultation and have been informed by direct engagement of officers with the BRB project team and joint working with other Council's including Maldon District Council (MDC) and Essex County Council (ECC) during the stage 1 consultation.

1.4 Copies of the stage 1 consultation documents are available online at <https://bradwellb.co.uk/consultation-documents/>. These include a stage 1 consultation document and stage 1 consultation document summary.

## 2. Background

2.1 It is proposed to build Bradwell B on land directly adjoining existing Bradwell power station, on the Dengie Peninsula in Maldon. In addition, associated development to be located away from the main development site would be required to support the power station including temporary park and ride and freight management facilities and road and junction improvements. Some of the associated development is proposed within CCC's administrative area.

2.2 The main development site is approximately 38 km to the east of Chelmsford and 26 km from the town of South Woodham Ferrers (SWF). If the development is approved, it is anticipated that construction of the power station would take between 9-12 years to complete. During construction there could be between 9,100 and 10,600 workers needed on site of which 3,000 are expected to come from the local area.

2.3 Once operational, the power station would generate approximately 2.2GW of electricity, enough to power around 4 million homes. It would create approximately 900 permanent jobs, with a further 1,000 jobs during periods of outage for maintenance and refuelling. It should be operational for a minimum of 60 years however spent fuel is likely to be stored on site beyond the operational life of the station.

2.4 The project is at stage 1 pre-application public consultation stage which is the first of a minimum two-stage process of pre-application consultation. BRB will then decide on whether to submit its application for a DCO to the Secretary of State for consideration via the National Infrastructure Planning (NIP) section of the Planning Inspectorate. At that point, there will be the opportunity for the local authorities and others to raise any unresolved issues through representations to the Planning Inspectorate. BRB has indicated that they hope to submit their DCO application in 2022.

2.5 CCC has been consulted on the stage 1 consultation alongside a wide range of other bodies and the general public. The consultation period was due to run from March to May but has been extended by five weeks until 1<sup>st</sup> July 2020 due to the Coronavirus COVID 19 pandemic. The stage 1 consultation follows BRB's Statement of Community Consultation and aims to seek views and feedback on the following key topics:

- Vision and emerging proposals for the Bradwell B Project;
- Options for the associated development needed to support the construction and/or operation of the power station, including highway works, park and ride and freight management facilities; and
- The potential effects on the local community, both positive and negative, and how BRB can maximise the benefits and mitigate the negatives.

2.6 The consultation does not seek comments on the principle of the need for new nuclear power stations and the choice of Bradwell as a potentially suitable site as these have both been identified in national planning policy. Technical and safety details including the power station layout and type of nuclear reactor technology proposed are also outside the scope of the consultation as well as the principle of the type of off-site development needed to support the construction of the power station. Furthermore, a new connection required to export the electricity generated by the new power station to the National Grid will be subject to a separate application and consultation by National Grid Electricity Transmission so is also outside the consultation remit. It should be noted that there is currently nothing in the public domain about this application although this may come forward once the timetable for Bradwell B has been firmed up.

2.7 The information included in the consultation is based on BRB's current understanding of the local area, the main power station site and their experience from other similar projects, such as Hinkley Point C in Somerset which they are currently constructing.

2.8 The consultation acknowledges that some of the proposals are at any early stage of development and that more detailed strategies to address effects of the development will need to be developed. Where possible, BRB state in their stage 1 consultation document that these will be provided at later stages of the consultation process however, for some more complex areas, the full detail may not be available until the DCO application. Appendix 2 sets out BRB's current view on what key information will be provided and when.

2.9 Following the stage 1 consultation, BRB will consider all responses received and use them along with further technical work and environmental studies to inform the development of their plans. BRB will then publish their preferred options in a stage 2 pre-application consultation. This will identify the land likely to be affected by the proposals, preferred sites for highways improvements, freight management facilities and park and ride sites, and the preferred strategies for Jobs and Skills Strategy and Worker Accommodation. The stage 2 consultation is programmed for 2021 although BRB may undertake additional limited, focused stages of further consultation where necessary.

### 3. Policy Context

#### National Planning Policy

3.1 Proposals for Bradwell B will be considered under the Nationally Significant Infrastructure Project (NSIP) process which is part of the Planning Act 2008. The planning application will be

examined by the Planning Inspectorate who will make a recommendation to the Secretary of State for Business, Energy and Industrial Strategy.

3.2 Core National Policy documents provide the key basis for decision making on planning applications for DCOs for nuclear power station projects. These are the:

- Overarching National Policy Statement for Energy, July 2011 (NPS EN-1); and
- National Policy Statement for Nuclear Power Generation, July 2011 (NPS EN-6).

3.3 NPS EN-6 explains that there is an urgent need for new nuclear power stations and that nuclear power forms an important element of the strategy towards achieving a more decarbonised, secure and diversified electricity sector by 2050. NPS EN-6 also identifies Bradwell B as one of eight potentially suitable sites for a new nuclear power station in England & Wales before the end of 2025. NPS EN-1 confirms that all planning applications for nuclear power stations should be assessed on the basis that the Government has demonstrated that there is a need for this infrastructure.

3.4 The project would also be assessed against other national and local planning policies, including relevant local plans. Where there is a conflict NPS EN-1 makes it clear that the NPS would prevail for the purposes of decision-making.

### Local Planning Policy

3.5 Once adopted, the Chelmsford Local Plan will form part of the statutory development plan for the Chelmsford City Council area. These policies will be relevant to the decision-making process for the associated site works proposed within CCC's area such as construction worker Park and Ride sites. CCC would also be responsible for discharging and monitoring relevant planning conditions of any associated development works within its area.

3.6 Maldon District Council (MDC) are the relevant local planning authority for the area in which the main development site is located. As such, policies and proposals within the adopted Maldon Local Development Plan will be relevant when determining the development proposals. Policy D4 of MDC's Approved Local Development Plan 2014-2029 states that "the Council will strongly support the principle of the development of a new nuclear power station at Bradwell-on-Sea".

## 4. Summary of the Main Development Site Proposals

4.1 Section 2 of the stage 1 consultation document, 'Project Aims and Overview', contains an overview of the main that would form the permanent development' for the Bradwell B Project. These include:

- Main power blocks - two UK HPR 1000 reactor units each comprising a reactor containment building, a turbine hall and associated balance of plant;
- Additional main plant comprising facilities and equipment that facilitate the operation of the power station;

- Cooling water infrastructure including pump houses, water treatment and cooling towers and cooling water tunnels which extend out from the power station to the sea;
- Power transmission infrastructure including a connection to a new 400kV substation to be provided by National Grid;
- Fuel and waste storage facilities including interim storage for nuclear waste and spent fuel;
- Ancillary buildings such as offices, welfare facilities, security and emergency response facilities; and
- Security facilities including fencing, checkpoints to control access and lighting.

4.2 The power station is proposed to be located on the higher ground to the south-west of the existing Bradwell power station. The consultation outlines that the proposed layout takes account of the environmental constraints of the site and local area and that the sea defences have been designed to withstand flooding from 1 in 10,000 - year extreme weather events. BRB are also considering creating a new landscape which would provide ecological mitigation and make a positive contribution to biodiversity.

4.3 The heat energy from the nuclear reactors would be used to create steam, driving turbines to generate electrical power. BRB are proposing to use an 'indirect' cooling system, in which water is abstracted from the sea and circulated around the power station, with heat lost to the atmosphere via evaporation in low-plume hybrid cooling towers. This cooling system is proposed to minimise the impacts of operating the power station on the ecology of the Blackwater estuary. BRB is proposing to use modern, low-plume hybrid cooling towers and their work suggests that a 50-60m high circular tower for each reactor would be the preferred approach as they perform better, occupy less land, and have less environmental impact than alternatives. The consultation outlines that local meteorological data suggests the plume would, on average, be visible around 18 days a year.

## 5. Summary of the Transport Proposals

5.1 Section 4 of the stage 1 consultation document, 'Transport and Proposed Works' explains the proposed transport strategy, the strategic options under consideration and BRB's proposed approach to transport requirements for the Bradwell B Project, including the approach to identifying sites for park and ride and freight management facilities. The consultation focuses on the construction phase of the proposed development when potential traffic impacts would be at their greatest.

5.2 Construction of the power station would involve the daily movement of large numbers of construction workers and significant amounts of building materials. Over 6,000,000 tonnes of construction materials is anticipated to be transported to the main development site during the power station construction including bulk materials such as cement, steel and lighting. For the purpose of the stage 1 consultation BRB is defining a likely realistic central estimate of up to 9,100 construction workers at peak, whilst also considering the effects of a worst-case scenario of up to 10,600 construction workers.



5.3 BRB acknowledge in the consultation that the Bradwell B site is located away from major roads and there is no existing rail or port infrastructure close to the site. BRB are therefore developing a transport strategy which aims to address this challenge by aiming to:

- Maximise the use of marine and/or rail transport over road transport for movement of freight, where cost effective and deliverable within the Project timescales;
- Reduce the distance the construction workforce needs to travel and promoting sustainable transport modes;
- Provide park and ride and freight management facilities to reduce traffic on local roads in preference to highway infrastructure improvements; and
- Implement highway improvements to increase capacity, improve safety and reduce environmental impacts of the Project to an acceptable level.

### Rail

5.4 BRB have studied the rail network around the site to understand inland and port-based rail freight interchange facilities from which freight could be moved by road or sea. The consultation states that BRB understand that there are significant existing capacity constraints with the local network which means it may not be capable of accommodating large freight trains without significant upgrade. Although BRB are having ongoing discussions with Network Rail to confirm the potential for moving freight to the site via rail, the consultation indicates that this approach appears limited and uncertain at this time. The consultation outlines that there is more potential to transport construction workers by rail, subject to provision of 'rail and ride' bus services by the Project at key railway stations, such as at Southminster. BRB will be exploring this fully as part of their transport studies.

### Freight management facilities

5.5 BRB are proposing to develop one or more freight management facilities for HGV holding areas, to help regulate the timing and flow of vehicles to the Bradwell B site. These could provide parking for approximately 100 -150 HGVs on sites of between 10-15 hectares. The consultation identifies three search areas where freight management facilities could be located (see Appendix 3). Two of the search areas for the freight management facilities are in Maldon and one is in Chelmsford near the junction of the A130 with the A132.

### Sea transport

5.6 BRB are investigating opportunities for bringing bulk materials and other construction cargo to the Bradwell B site by sea in order to help reduce the number of HGVs on local roads. The consultation document states that freight would need to be offloaded close to the site, and BRB's initial assessments suggest that locations to the east and west of the existing Bradwell power station could be particularly suitable.

5.7 Initial work reported in the consultation document indicates that at least 50% of bulk construction materials can be delivered to the site by marine transport.

### Park and Ride

5.8 BRB are considering a range of approaches aimed at reducing the number of daily traffic movements to the site by construction workers. These include temporary park and ride facilities and dedicated direct buses to pick up construction workers from local population centres and local rail stations such as at Southminster and Chelmsford. BRB are currently exploring options for park and ride facilities in six search areas (shown in Appendix 4). These have been identified with the aim of reducing traffic on local roads closer to the site and also to meet operational requirements. BRB anticipate needing one large site (20-30ha in size), accommodating around 1,600 spaces, in search areas 1a or 1b, and potentially one or more smaller facilities in the other search areas, three of which are in the Chelmsford area (2, 3a and 3b). BRB's experience of operating power stations elsewhere, has shown worker park and ride sites are best in areas that are 20 to 30 minutes bus drive from the construction site including taking account of reduced journey times from proposed highways improvements.

### Road transport

5.9 BRB outline in the consultation that some freight will need to be provided to site by road. During the early years of construction (years 1-3), BRB propose to use the existing highway network with improvements. With more traffic needing to use the road network during the peak construction period (years 3+), more significant measures will be required to manage the effects of the anticipated construction traffic.

### Early Years

5.10 In the first few years of construction, before the park and ride and freight management facilities will be operational, or major highway improvements have been completed, BRB propose to use the existing highway network as far as possible alongside improvements to the existing highway and implementation of HGV management measures. One proposal is an 'in and out routing loop' for HGVs between the strategic road network and the main development site. This would result in HGVs travelling from the strategic road network to Bradwell B via Danbury and Maldon (orange route in Appendix 5) and return to the strategic highway network via SWF and the A132 (blue route in Appendix 5). This approach is designed to minimise the need for two-way HGV movements on the same parts of the local road network. The consultation states that this option could be implemented and controlled as part of the Construction Traffic Management Plan.

5.11 The road-led approach in the early years proposes a number of road mitigation measures including:

- Additional signage;
- Localised junction and highway works at identified pinch points on the existing highway network; and
- Environmental management measures to reduce potential impacts on communities and sensitive receptors, such as residential properties, community facilities, conservation areas and listed buildings.

5.12 The consultation document states that these could be consented outside of the DCO if required and implemented prior to commencement of main construction.

### Peak Construction (Years 3+)

5.13 Initial work by BRB indicates that there will be a significant requirement for bringing freight to the site by road. The consultation estimates that there will be between 500-700 two-way HGV movements on average per day during the peak construction period.

5.14 The road-led approach proposes a number of road mitigation proposals including:

- Highway interventions (widening, bypasses, upgrades);
- The development of one or more temporary freight management facilities;
- A Construction Traffic Management Plan to manage the HGV movements; and
- A Transport Review Group to monitor its performance.

5.15 BRB's early assessment has identified two potential strategic routes for construction traffic to the site (shown in Appendix 6). As some of the options would connect Strategic Route 2 with Strategic Route 1, the consultation outlines that the final proposed HGV route to the site could be a hybrid of both routes.

### Strategic Route 1

5.16 This broadly follows existing roads from the A130/A132 junction via the SWF ring road, Lower Burnham Road, Fambridge Road, the B1018 and Steeple Road to the site. The consultation outlines that minor carriageway realignments and junction improvements and bypasses around sensitive communities could be provided to mitigate adverse highways impacts.

### Strategic Route 2

5.17 This would be a combination of improvements to existing roads and new sections of road, with associated junction improvements running from the A130/A132 junction via the B1012 around SWF and the B1010 to link back into the eastern part of the Strategic Route 1 near the site.

5.18 The consultation outlines that given the early stages of the project, the options for highway interventions have been identified at a high level and would be subject to further definition and consultation. Subject to feedback from the consultation and further technical work, BRB will set out more detailed freight transport proposals in its stage 2 consultation.

## 6. Summary of the Jobs and People Proposals

6.1 Section 5 of the stage 1 consultation document, 'Jobs and People', outlines the anticipated workforce requirements of the Bradwell B Project and BRB's latest thinking on how this can be accommodated, including the proposed approach to temporary construction

worker accommodation on the main development site, together with an outline of BRB's skills strategies for enabling local people to access the opportunities available.

6.2 The consultation outlines that the Bradwell B development would deliver lasting socio-economic benefits for the region including increased investment, jobs, skills, transport improvements, new homes and improved community facilities, which will together create a step-change in opportunities for local people, businesses and local communities.

6.3 Construction of the project would involve significant investment over 7-10 years, creating between 10,600 and 9,100 jobs during peak construction as well as up to 1,200 apprenticeships. Around 3,000 construction jobs are expected to be filled by local people already living in the area during the busiest stage of construction. During its 60-year operational life the power station is anticipated to employ a permanent workforce of around 900 people (with an additional 1,000 roles during outages around every 18 months during operation).

6.4 The consultation document states that BRB are committed to ensuring local people can access the jobs and the benefits Bradwell B will bring including through:

- An Employment, Skills and Education Strategy and Jobs Service focussed on developing a local skills base that can support the delivery of the Bradwell B Project and deliver local initiatives that support local people into work on the project, including the unemployed and young people;
- Holding jobs fairs and undertaking widespread publicity so people can access the opportunities;
- A flexible Asset Skills Enhancement and Capability (ASEC) Fund to support local skills providers to deliver appropriate training to support Project requirements alongside direct support and provision to local training centres;
- A Regional Skills Coordinator to provide a link between local providers, supply chain businesses and the Project to deliver an effective, joined-up approach on skills;
- Building on training initiatives already established working with the Local Enterprise Partnership, local colleges and private training providers;
- Linking construction contractors with colleges to provide advance information on the jobs and skills that will be needed, so that training can be carried out in good time; and
- Supply Chain Team and Supply Chain Portal partnering local business groups and the Project to assist local, regional and UK businesses in winning contracts for the supply of goods and services to deliver the Project.

6.5 The consultation outlines that there will be significant additional opportunities for supporting businesses to support the Project, including in logistics, accommodation management, catering and security. BRB outline that experience of this "multiplier effect" at Hinkley Point C has resulted in economic benefits to both existing local companies as well as the development of new local companies.

6.6 The document also outlines measures to mitigate, manage and compensate for adverse jobs and people impacts including:

- A Construction Workers Accommodation Strategy to provide temporary accommodation on to or near the construction site to cater for up to 4,500 people during the busiest construction period;
- The possibility of some permanent new homes as the DCO process allows for provision of up to 500 new permanent homes as part of an NSIP;
- Supporting the expansion of capacity for touring and static caravans on smaller existing or new caravan sites, away from the main development site;
- Interventions to help minimise impacts on the local housing market including a potential Housing Fund which could incentivise the provision of new housing, including affordable housing, augment existing empty homes programmes and bring vacant properties back into use, encourage provision of more latent accommodation (e.g. spare rooms) and fund measures to improve the functioning of the housing market (e.g. helping people downsize and supporting rent deposits for people at risk of homelessness);
- The possibility of grant funding to bring empty homes back into use, working with housing associations to support the delivery of new housing, and support for growth of the tourist accommodation sector;
- The possibility of a new Community Fund providing grants to charities, voluntary groups and social enterprises to help investment in local facilities or services due to demand from the project and its workers; and
- On-site facilities for workers for example a health centre and sports facilities. It is also likely to include direct additional support for existing services where they are likely to be affected.

### 7. Summary of the Consultation Response

7.1 A proposed consultation response is set out in detail in Appendix 1 with the summary repeated below.

7.2 Overall the response considers that a considerable number of issues need to be examined, tested and addressed before the stage 2 consultation to enable CCC and its communities to come to a considered view on the development proposals in so far as they affect this Council's area. At this stage, it proposes that CCC raises significant concerns and objections on a number of key aspects of the proposals, including:

- The early years and peak construction transport strategy which focuses on utilising the existing highway through Danbury and SWF and which is considered wholly unsuitable;
- The proposed modal split between marine, rail and road transport for freight which is considered too road-dominated;
- The scope and suitability of proposed highways transport improvements which are not evidence based;
- The lack of consideration of the Danbury Air Quality Management Area (AQMA) and air quality and noise impacts of the proposals;

- The suitability of proposed construction worker park and ride sites which are not evidence based;
- The lack adequate consideration of the new strategic housing and employment-led development north of SWF Urban Area and the B1012 and consideration of highways mitigations around the town, such as a SWF bypass;
- The lack of consideration of the new allocated development in Danbury;
- The suitability of proposed construction freight management facilities which are not evidence based;
- The lack of identified highways interventions on CCC's local and strategic highways network in particular through and west of SWF;
- The potential significant negative impact of the proposals on the Essex coast designated Habitats Sites and the lack of detailed studies that any harm can be sufficiently mitigated; and
- The lack of a strategy to reduce the carbon emissions generated through the different phases of the project, a mitigation strategy and a method of monitoring and reporting on the emissions.

7.3 Therefore, the response urges BRB to make available additional information and evidence to support these aspects of its development proposals as quickly as possible and with the input from CCC as a key local stakeholder.

7.4 The consultation response also raises concerns about whether BRB has considered the cumulative effects of the Bradwell B developments alongside other proposed development within the area including the strategic development north of SWF and the new National Grid power station required to export the electricity generated by the power station.

7.5 Furthermore, the consultation response raises concerns about the effectiveness of the consultation during the Coronavirus pandemic and urges BRB to commit to undertaking additional pre-application stages of consultation to ensure all interested parties have the opportunity to get involved.

7.6 Notwithstanding the concerns and objections to key aspects of the development proposals, the proposed consultation response recognises a number of BRB's project aims and recognises the benefits that the development could bring to Chelmsford and the wider region. These include:

- BRB's commitment to work with local stakeholders including local planning authorities to identify the effects of the project (including on businesses, services, local places and communities), to maximise the positive economic effects, to understand potential adverse effects so these can be avoided or mitigated, and to deliver a project that provides a positive legacy;
- BRB's commitment to use sustainable transport modes for construction freight and workers as far as practicable to help reduce HGV traffic on local roads, including a potential 'rail and ride' bus service from key railway stations;
- Implementation of permanent road and junction improvements to mitigate and minimise highways impacts;

- Implementation of an Accommodation Strategy and potential Housing Fund to meet the demands of the development in terms of attracting and retaining the construction workforce and to minimise impacts on the local housing market;
- An Employment, Skills and Education Strategy and a Jobs Service to develop a local skills base that can support the delivery of the Bradwell B Project;
- An Asset Skills Enhancement and Capability (ASEC) Fund to support local skills providers to deliver appropriate training;
- A Regional Skills Coordinator to provide a link between local providers, supply chain businesses and the Project;
- Building on training initiatives already established working with the Local Enterprise Partnership, local colleges and private training providers;
- Linking construction contractors with colleges to provide advance information on the jobs and skills that will be needed, so that training can be carried out in good time; and
- Supply Chain Team and Supply Chain Portal partnering local business groups and the Project to assist local, regional and UK businesses in winning contracts for the supply of goods and services to deliver the Project.

7.7 The response also provides a commitment for the Council to work proactively with BRB to identify and address all the effects of the development on CCC's administrative area and to maximise the positive impacts the development could bring whilst minimising the negative impacts.

7.8 In respect of the main development site, as CCC does not lie adjacent to the site, the response proposes that the consideration of site-specific impacts such as upon landscape, public access, historic environment, flood risk and ecology is deferred to the relevant consultees who are more appropriately placed to respond. However, BRB are urged to involve the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) project in respect of mitigating impacts of protect European Habitats Site in the vicinity of the Bradwell B site.

## 8. Next Steps

8.1 BRB will consider all of the consultation responses received during the consultation period and use them along with other evidence base documents, monitoring, surveys and studies, and continued engagement with statutory authorities to develop their preferred options for a further round of consultation. The stage 2 pre-application consultation date is anticipated to be held in 2021. Between the consultation stages, BRB will also keep local communities updated about the progress with the development proposals through for example their dedicated project website and newsletters.

8.2 Following the stage 1 public consultation BRB will also submit a request for a Scoping Opinion as required by the Environmental Impact Assessment (EIA) Regulations to the Planning Inspectorate. EIA is a process carried out to enable decision makers to understand the likely significant effects of the new power station. The associated development will also be subject to EIA. CCC will be consulted on these submissions providing an opportunity for it



to inform the contents of the Environmental Statements necessary to accompany the DCO submission.

8.3 Through the remainder of the pre-application consultation phase up to submission of the DCO application, the consultation outlines that BRB will progress the transport and environmental assessment work, with further regular engagement with key stakeholders including ECC, MDC and Network Rail. BRB will seek to identify preferred highway intervention options both during the early years and peak construction and present these at their stage 2 consultation. The work BRB will undertake to inform the preferred transport strategy will include:

- Further development refinement, scenario testing and agreement of the traffic model;
- Detailed highway link and junction capacity analysis along with analysis and design of potential mitigation measures;
- Development of a detailed freight management strategy;
- Highway network condition surveys and opportunities for road widening proposals in light of the highway transport proposals;
- Consideration of detailed traffic management and contingency/ emergency planning arrangements;
- Further consultation with Network Rail to understand the contribution that rail could play; and
- Preparation of travel plans, transport strategies and a full transport assessment of the development, including preparation of all related documentation and material required for a full transport assessment.

8.4 In line with the proposed consultation response in Appendix 1, BRB will be urged to consider all potential highways mitigations around SWF, including consideration of a bypass for the town.

## 9. Conclusion

9.1 The principle of Bradwell B as a new nuclear power station in Maldon is established through National Policy Statement EN1. This consultation is the first stage of consultation on Bradwell B and there will others before a DCO application is submitted by BRB to the Planning Inspectorate.

9.2 Although this is the first public consultation on Bradwell B it is considered that BRB need to undertake a significant amount of work before CCC can fully understand how the project is going to affect its local communities and form a considered view on the overall development in so far as it affects the Council's area. It is important that CCC responds to the consultation to help influence the proposals which will have significant direct impacts on its area.

## List of Appendices

Appendix 1 – Proposed consultation response

Appendix 2 – What type of information is to be available and when

Appendix 3 – Freight Management Facilities Search areas

Appendix 4 – Park and Ride Search areas

Appendix 5 – Early years routes

Appendix 6 – Peak construction routes

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### Background papers

None

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### Corporate Implications

Legal/Constitutional:

CCC is a statutory consultee for the consultation and DCO process. Failure to respond would reduce the Council's ability to influence the development process and the legacy of planning decisions which could have significant adverse impact on its area.

Financial:

The cost of responding to the consultation has been in officer time. The DCO submission and examination could involve significant officer-time so additional funding from the Councils' own resources may be required to continue to effectively engage in the process. There could also be a likely need for legal support associated with the DCO examination and for drafting S106 agreements in connection with associated development within the CCC area. These costs are currently unknown.

The development could bring financial opportunities to CCC's administrative area. This could strengthen the Chelmsford economy and employment market, and a package of mitigation and compensation could have a lasting positive legacy. The development could also provide additional business rate income.

Potential impact on climate change and the environment:

The Bradwell B stage 1 consultation commits to promoting a sustainable development. It also promotes sustainable development principles including the use of sustainable transport modes of transport.

The construction and operation of Bradwell B would have an adverse impact on climate change and the environment. These can be mitigated by Building Regulation and national planning policy requirements related to environmental sustainability, for example, Section 4.5 of NPS EN-1 states: "Applying "good design" to energy projects should produce sustainable infrastructure sensitive to place, efficient in the use of natural resources and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible."

The Chelmsford Local Plan 2013-2036 would also help to mitigate the impact of development within its area e.g. through Policy S2 Addressing Climate Change and Flood Risk.

Contribution toward achieving a net zero carbon position by 2030:

The government considers that nuclear power can play a role in moving towards a carbon-free electricity system. Bradwell B would contribute to meeting the UK's future need for low carbon energy and achieving the UK's legally binding target of net zero carbon by 2050.

Personnel:

The cost of responding to this consultation has been in officer time. Additional officer time will be required to effectively engage in the process going forward.

Risk Management:

CCC risks not being able to influence the development proposals and the significant impacts it will have on its area and local communities if it does not respond to the consultation.

Equalities and Diversity:

It is the responsibility of BRB to satisfy itself that requirements for equality impacts assessments have been undertaken.

Health and Safety:

There are no Health & Safety issues arising directly from this report.

Digital:

There are no IT issues arising directly from this report.

Other:

The Bradwell B project has the potential to impact on the priorities in the Council's Our Chelmsford, Our Plan 2020: A Fairer and Inclusive Chelmsford, A Safer and Greener Place, Healthy, Enjoyable and Active Lives and A Better Connected Chelmsford.

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### Consultees:

Public Health & Protection Services  
Development Management  
Parking Services  
Economic Development and Implementation

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### Relevant Policies and Strategies:

The report takes into account the following policies and strategies of the City Council:

Chelmsford Local Plan 2013-2036 (Adopted version being considered by Council on 27 May 2020)

Draft Planning Obligations Supplementary Planning Document, 2018

Statement of Community Involvement, 2018

Climate and Ecological Emergency Action Plan, January 2020

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### Our Chelmsford, Our Plan

The above report relates to the following priorities in the Corporate Plan:

Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and provide more housing of all types.

Making Chelmsford a more attractive place, promoting Chelmsford's green credentials, ensuring communities are safe and creating a distinctive sense of place.

Encouraging people to live well, promoting healthy, active lifestyles and reducing social isolation, making Chelmsford a more enjoyable place in which to live, work and play.

Bringing people together, empowering local people and working in partnership to build community capacity, stronger communities and secure investment in the city.

## Appendix 1 – Proposed Consultation Response

Chelmsford City Council (CCC) thanks Bradwell Power Generation Company Limited (BRB) for the opportunity to comment on its initial proposals for a nuclear power station at Bradwell B.

### About Chelmsford

1. Chelmsford is located at the heart of the county of Essex with a population of approximately 170,000. It is located approximately 38 km to the west of the Bradwell B main development site. Chelmsford has good road and rail connections. Car ownership is high with high levels of vehicle movements. Cost of living is relatively high, and some workers live a significant distance from Chelmsford. Chelmsford has a mixed economy with a high number of jobs in the service sector, education and health, administration, manufacturing and construction. For more information about Chelmsford please refer to the Chelmsford Local Plan 2013-2036 available at <https://www.chelmsford.gov.uk/your-council/committees-and-meetings/calendar-of-meetings/?id=d8c1de9f-7fad-45c3-ad71-57d0f3caaf89>

### Summary of Consultation Response

2. Though in principle opposed to reliance on nuclear power if to be subsidised by Government, CCC recognises that National Planning Policy is now such as to enable this development subject to certain provisos (see “Principle of Development” points 7, 8 and 9 below).
3. In that light, therefore, this response provides a commitment for this Council to work proactively with BRB to identify and address all the effects of the development on CCC’s administrative area and to maximise the positive impacts and to minimise the negative impacts that the project could bring.
4. CCC considers that a considerable number of issues need to be examined, tested and addressed before the stage 2 consultation to enable CCC and its communities to come to a considered view on the development proposals in so far as they affect this Council’s area. At this stage CCC raises significant concerns and objections on a number of key aspects of the proposals, including:
  - The early years and peak construction transport strategy which focuses on utilising the existing highway through Danbury and South Woodham Ferrers (SWF) and which is considered wholly unsuitable;
  - The proposed modal split between marine, rail and road transport for freight which is considered too road-dominated;
  - The scope and suitability of proposed highways transport improvements which are not evidence based;
  - The lack of consideration of the Danbury Air Quality Management Area (AQMA) and air quality and noise impacts of the proposals;
  - The suitability of proposed construction worker park and ride sites which are not evidence based;

- The lack of adequate consideration of the new strategic housing and employment-led development north of SWF Urban Area and the B1012 and consideration of highways mitigations around the town, such as a SWF bypass;
  - The lack of consideration of the new allocated development in Danbury;
  - The suitability of proposed construction freight management facilities which are not evidence based;
  - The lack of identified highways interventions on CCC's local and strategic highways network in particular through and west of SWF;
  - The potential significant negative impact of the proposals on the Essex coast designated Habitats Sites and the lack of detailed studies that any harm can be sufficiently mitigated: and
  - The lack of a strategy to reduce the carbon emissions generated through the different phases of the project, a mitigation strategy and a method of monitoring and reporting on the emissions.
5. Therefore, the response urges BRB to make available additional information and evidence to support these aspects of its development proposals as quickly as possible and with the input from CCC as a key local stakeholder. The consultation also raises concerns about whether BRB has considered the cumulative effects of the Bradwell B developments alongside other proposed development within the area including the strategic development north of SWF, new housing growth in Danbury and the new National Grid power station required to export the electricity generated by the power station. Furthermore, the consultation response raises concerns about the effectiveness of the consultation during the Coronavirus pandemic and urges BRB to commit to undertaking additional pre-application stages of consultation to ensure all interested parties have the opportunity to get involved.
6. Notwithstanding the concerns or objections to key aspects of the development proposals, CCC's consultation response recognises a number of BRB's project aims and aspirations and recognises the benefits that the development could bring to Chelmsford and the wider region. These include:
- BRB's commitment to work with local stakeholders including local planning authorities to identify the effects of the project (including on businesses, services, local places and communities), to maximise the positive economic effects, to understand potential adverse effects so these can be avoided or mitigated, and to deliver a project that provides a positive legacy;
  - BRB's commitment to use sustainable transport modes for construction freight and workers as far as practicable to help reduce HGV traffic on local roads, including a potential 'rail and ride' bus service from key railway stations;
  - Implementation of permanent road and junction improvements to mitigate and minimise highways impacts;
  - Implementation of an Accommodation Strategy and potential Housing Fund to meet the demands of the development in terms of attracting and retaining the construction workforce and to minimise impacts on the local housing market;
  - An Employment, Skills and Education Strategy and a Jobs Service to develop a local skills base that can support the delivery of the Bradwell B Project;

- An Asset Skills Enhancement and Capability (ASEC) Fund to support local skills providers to deliver appropriate training;
- A Regional Skills Coordinator to provide a link between local providers, supply chain businesses and the Project;
- Building on training initiatives already established working with the Local Enterprise Partnership, local colleges and private training providers;
- Linking construction contractors with colleges to provide advance information on the jobs and skills that will be needed, so that training can be carried out in good time; and
- Supply Chain Team and Supply Chain Portal partnering local business groups and the Project to assist local, regional and UK businesses in winning contracts for the supply of goods and services to deliver the Project.

### Specific Consultation Responses

#### Principle of Development

7. CCC acknowledges that National Policy Statement for Nuclear Power Generation, July 2011 (NPS EN-6) identifies Bradwell B as one of 8 potentially suitable sites for the deployment of a new nuclear power station in England & Wales before the end of 2025.
8. CCC declared a Climate Change and Ecological Emergency Action Plan in 2019 and supports the transition towards a low or no carbon economy in support of climate change and sustainability. In addition, CCC strongly encourages the development as a whole to maximise opportunities to reduce its carbon footprint and support the transition to a zero-carbon economy (see points 14 and 19 below).
9. CCC notes that the Overarching National Policy Statement for Energy, July 2011 (NPS EN-1) also states that the Planning Inspectorate “must decide an application for energy infrastructure in accordance with the relevant National Policy Statements except to the extent it is satisfied that to do so would lead to the UK being in breach of its international obligations; be in breach of any statutory duty that applies to the Infrastructure Planning Committee (now undertaken by the Planning Inspectorate); be unlawful; result in adverse impacts from the development outweighing the benefits; or be contrary to regulations about how its decisions are to be taken.” Therefore, although the Bradwell B site is identified as potentially suitable within NPP EN-1 it does not prevent the adverse impacts being considered greater than the benefits, resulting in the Development Consent Order (DCO) being refused. As such, CCC is committed to working with BRB, as a key stakeholder, to identify and address all the effects of the development on CCC’s administrative area and to maximise the positive impacts and to minimise the negative impacts that the development could bring. Furthermore, CCC welcomes BRB’s commitment to engage with key stakeholders including local planning authorities on their proposals and evidence base and to build positive and trusted relationships. CCC wishes to be considered a key stakeholder alongside Maldon District Council (MDC) and Essex County Council (ECC) during this process.



## Local Plan

10. The Chelmsford Local Plan 2013-2036 forms part of the statutory development plan for the CCC area. The adoption of the Local Plan is to be considered by an Extraordinary Full Council meeting on 27 May 2020. Policies in the plan will be relevant to the decision-making process for any associated site works proposed within CCC's area such as construction worker park and ride sites and freight management facilities. CCC would also be responsible for discharging and monitoring relevant planning conditions of any associated development works within its area.
11. The Chelmsford Local Plan 2013-2036 also includes a development to the north of SWF which will provide a sustainable urban extension for around 1,000 homes, 1,000sqm of flexible business space and 1,900sqm for convenience retail. This is expected to be delivered between 2021 and 2035. A range of new community services and facilities including a potential new primary school, two early years and childcare nurseries, healthcare, open space, recreation facilities and neighbourhood centre will be provided on the site. These services and facilities will not only serve the new communities but are also expected to be easily accessible by walking, cycling and public transport to residents in the existing town directly to the south of the allocation. The development will also provide access by walking, cycling and public transport to facilities and services in the wider area including the railway station, town centre, and schools. This will include safe crossing points at Burnham Road to enable seamless integration with the existing settlement. As such, BRB is urged to have full regard to relevant the policies and proposals contained within the Chelmsford Local Plan 2013-2036 and supplementary planning documents including Making Places and Planning Obligations when developing and testing its development options and proposals. BRB are also urged to have regard to the emerging site masterplan and SWF Neighbourhood Plan.

## Level of Information

12. Whilst CCC recognises that this is the first stage of consultation, significant concerns are raised over the lack of detail, information and published evidence base provided to support the development proposals, in particular the absence of traffic modelling, a sufficiently developed transport strategy and environmental assessments. As such, it is not possible for CCC to adequately assess all the implications of the proposed development on its area, to rule out significant adverse impacts and to determine whether it will be possible to effectively mitigate, manage or compensate for the significant adverse impacts. As such, at this stage CCC raises concerns or objects to a number of key aspects of the proposals. These are set out within this consultation response.
13. CCC urge BRB to develop and share their evidence base as quickly as possible and to not defer any full details or studies until the DCO application stage. CCC also wishes to reserve the right to supplement its consultation response as more information and evidence becomes available.

## Climate Change

14. As noted earlier, CCC acknowledges that the Bradwell B development has the potential to contribute towards the transition to a low or no carbon economy in support of climate change and sustainability. However, CCC considers that there is lack of information and strategy within the consultation. CCC urges BRB to develop and share a strategy to reduce the carbon emissions generated through the different phases of the project, a mitigation strategy and a method of monitoring and reporting on the emissions.

## Electricity Transmission

15. CCC notes that a new connection will be required to export the electricity generated by the new power station to the National Grid. This additional infrastructure, directly related to the proposed power station, could also have significant impacts across a wide area, including the future of the high voltage powerlines that run to the north of the existing town of SWF. These are located within the area proposed for future strategic development including around 1,000 new dwellings, 1,000 sqm of employment space, a Neighbourhood Centre and potential new Primary School. CCC therefore ask that BRB work closely with National Grid and CCC to enable details on these proposals to be shared and assessed as quickly as possible and to ensure all proposals are aligned to enable cumulative impacts to be fully assessed and mitigated.

## Main Development Site Proposals

16. As CCC does not lie adjacent to the main development site it is generally considered that the consideration of the site-specific impacts such as upon landscape and seascape, public access and recreation, historic environment, flood risk, ecology and lighting is deferred to the relevant consultees who are more appropriately placed to respond. These include ECC, MDC, the Environment Agency and Natural England.
17. CCC welcome the recognition that the proposed project would impact on an environmentally sensitive area as the main development site is within or close to a number of environmental designations including the Blackwater Estuary SSSI and Essex Estuaries SAC. However, CCC is concerned about the potential significant negative impact of the proposals on the Essex coast designated Habitats Sites and the lack of detailed studies that any harm can be sufficiently mitigated. BRB is advised that more information on the key ecological constraints associated with the coastal and marine environment can be found in the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Strategy Document. CCC agrees that recreational disturbance at these reserves is already an issue and it will be important for BRB to consider what additional impact the development could have alongside other relevant plans such as the proposed England Coast path and Essex Coast RAMS Strategy Document. Although the Bradwell B development is outside the scope of the Essex Coast RAMS, BRB are requested to involve the Essex Coast RAMS Steering Group, chaired by CCC on emerging proposals to mitigate the impacts of the development on protected sites. CCC would also like to be kept informed during the preparation of the Habitat Regulations Assessment which will assess

the potential for adverse effects on the conservation objectives of the European Protected Sites resulting from the Bradwell B Project.

## Transport

18. Overall, CCC recognises in general terms the aims of the proposed transport strategy which include maximising the use of marine and/or rail transport over road transport for the movement of freight and promoting sustainable transport modes for Bradwell B construction workers and staff. However, as the emerging transport strategy is not fully formed and in the absence of the transport modelling evidence base, CCC considers that it is impossible to fully quantify the impact of the proposed transport strategy on CCC's administrative area and to satisfy itself that negative impacts can be effectively mitigated, managed or compensated. This will only be possible once BRB plans and its evidence base is more developed. CCC is also keen that any identified mitigations provide positive longer-term transport legacy improvements. CCC is however concerned that the use of marine and / or rail transport over road transport for movement of freight where "effective and deliverable within the Project timescales" is not strong enough to ensure a significant modal shift. CCC considers that this aim should instead be driven by ensuring the most appropriate strategy for the local and strategic highway network and local communities, rather than cost and time.
19. CCC is very concerned that BRB may be pursuing a more dominant road-led freight movement strategy and urges it to fully explore a strategy for moving freight by rail and to increase its minimum target for marine freight movements to more than 50%. CCC urge BRB to do all they can to reduce the traffic, particularly HGVs, on CCC's rural roads and that comprehensive, robust and timely evidence is provided to fully explain and justify the preferred approach. In order to move towards a low carbon future, sustainable transport and the use of rail and marine needs to be encouraged wherever possible over road during construction and operation of the site. Consideration should also be given to utilising electric or ultra-low emission freight vehicles and park and ride buses wherever possible.
20. CCC welcome the principle of a Freight Management Facilities but at this stage CCC cannot be assured that these options would not have adverse impacts on traffic flows on the local highway network including along the A132 and B1012. CCC also has concerns about other potential negative impacts including on the landscape and viewpoints, openness of the Green Belt and loss of existing habitat and how they could be effectively mitigated. CCC will expect to see robust traffic modelling and other environmental assessment information before forming a view on which of the options could be preferable or if other sites need to be considered. CCC also request clarification on the how many HGVs they would provide space for. CCC welcome the provision of temporary accommodation for 4,500 workers close to the site to reduce daily traffic to and from the site. However, this figure is not supported by adequate evidence and CCC would like to understand whether additional accommodation could be provided on site to reduce the impact on the road network further.

21. As already noted, the absence of a more developed transport strategy and any transport evidence base for the proposed development, it is not possible to be assured that any of the proposed highways improvements and potential mitigation, management and compensation measures will be effective. However, published traffic modelling evidence prepared for the MDC and CCC Local Plans show that several roads and junctions along the proposed early years 'in and out routing loop' for HGVs through Danbury and SWF and then during the peak construction period through SWF could be wholly unsuitable for both the movement of HGV traffic (being already heavily trafficked and operating at or near to capacity at peak times in 2036) as well as for any additional highways improvements or mitigations (which would be essential to mitigate the additional development traffic).
22. The A414 through the centre of Danbury is also constrained due to its undulating and windy nature resulting in slow-moving vehicles which would be worsened in combination with additional development freight and worker vehicles. Danbury also has an AQMA along the proposed early years construction route (see also point 26 below).
23. Several key junctions along the B1012 around the north of SWF, the A132 and Rettendon Turnpike have also been identified as requiring improvements to mitigate the planned development of 1,000 new homes and 1,000sqm on new employment floorspace north of SWF in the Chelmsford Local Plan 2013-2036. At this stage there is no evidence to confirm that the potential vehicle and freight movements (predicted between 500-700 two-way movements per day during the peak construction period during SWF) could be adequately accommodated on these roads.
24. CCC is extremely concerned that the consultation does not acknowledge new residential development allocated in Danbury and gives inadequate consideration to the new strategic housing and employment-led development north of SWF and the B1012. The development north of SWF is expected to require road and junction highway improvements along the B1012, Ferrers Road and Rettendon Turnpike, and the A132 and local junctions between the Town and the A130. This allocation is expected to be constructed by the early-mid 2030s and a site masterplan is in preparation. This process is currently exploring active residential frontages along Burnham Road, reducing the speed limit along the B1012 to 40mph and improving connectivity to the existing town to the south, for example through the provision of additional multi-user crossings along the B1012. CCC is extremely concerned that the impact of between 500 – 700 HGV movements a day along this route will be unwholly unacceptable, hinder the creation of safe multi-user crossing points and result in severance issues between the existing town and its services, and the new development areas and its facilities. CCC is also extremely concerned about the proposed traffic and potential highways works that may be proposed along the B1012 and the adverse impact this could have on its place-making aspirations to ensure the new development creates a well-connected, seamless and well-designed urban extension to the existing town.
25. BRB are requested to study published local transport evidence including ECC's A132 – A132 Route Based Strategy (RBS) and the transport evidence base prepared for the Maldon Local Development Plan and the Chelmsford Local Plan 2013-2036, in particular

EX 023 – EX 029 available at (<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/>). Based on the stage 1 consultation and available information, at this stage CCC strongly objects to the proposed early years and peak construction transport strategies which pass through Danbury and SWF.

26. CCC is particularly concerned that the consultation document does not acknowledge the Danbury AQMA designated in October 2018. CCC considers that the proposals could directly affect air quality within the Danbury AQMA and that the project Environmental Impact Assessment (EIA) must fully quantify the air quality impact that the construction and operational phases will make to the AQMA in Danbury and onto the transport network around SWF. CCC expect that due consideration will be given to minimising the affect that freight movements, private car use, the proposed park and ride facilities and the routes to access the site will have on air quality. To support this aim, electrical vehicle charging points at park and ride sites and freight management facilities is positively encouraged.
27. In terms of transport to the site by construction workers, CCC would encourage the use of rail and public transport including park and ride and a potential 'rail and ride' bus service from key railway stations to minimise travel by private car. CCC expect this to be fully explored as part of BRB's transport work and studies and before the stage 2 consultation. This should include provision of dedicated direct buses to pick up construction workers from local population centres such as Chelmsford, SWF and Danbury and from local rail stations such as at Southminster, Chelmsford and the new station in North East Chelmsford in order to encourage construction workers to make use of rail passenger services.
28. CCC welcome the principle of park & ride facilities for construction workers but is concerned about the impacts on the local and strategic highway network and in particular traffic flows and connections along the A132, A130, B1012, B1418, A414 and B1018 for each option. CCC also has concerns about adverse impacts on the landscape and viewpoints, existing habitat including woodland, trees and hedgerow, the historic environment including listed buildings, Sandon Conservation Area and the Chelmer and Blackwater Navigation Conservation Area, the openness of the Green Belt and the potential for impacts on Danbury Common SSSI, Blakes Wood and Lingwood Common SSSI and other designated environmental assets. CCC will expect to see comprehensive and robust evidence base studies including traffic modelling and environmental assessments before it can form a view on whether any of the options is preferable or if other sites need to be considered, and to determine whether the total number of car park spaces proposed to be accommodated is appropriate. BRB is also asked to consider the existing park and ride facility (Sandon Park & Ride) serving Chelmsford, located within search area 2 and is advised that Chelmsford already has two park and ride facilities, and more are planned in the Chelmsford Local Plan 2013-2036 to the north and west of Chelmsford.
29. CCC notes that the consultation document considers that the A132 and B1012 up to the section up to Fambridge Road (junction with the B1018) could be subject to junction and

highway upgrades and improvements, with the preference that works take place within the designated highway boundary. However, no specific details of potential mitigation measures are given along the section around SWF as the stage 1 main consultation document outlines for other sections of the road including to the east of SWF. There is no evidence to support the assumption that junction and highway upgrades and improvements will be viable and effective around SWF and why other measures proposed elsewhere on the route are not discussed for around SWF including a bypass. CCC also considers that there is also inadequate consideration of the number of key community and environmental sensitivities along the B1012 and A132 around SWF (as there is for other parts of the route), which include existing residential properties, a health centre and primary school and the proposed new residential properties and community uses to the north of SWF which may all be susceptible to noise, visual intrusion and/or air quality impacts.

30. CCC is extremely disappointed that the consultation document does not adequately identify transport mitigations through and west of SWF, including a potential northern bypass, or sufficiently consider the substantial new development allocated to the north of SWF and to be accessed from the B1012. More information about this development is contained within the Chelmsford Local Plan 2013-2036 and has been separately provided to BRB during the consultation process. CCC is very concerned about the potential additional congestion and for noise, vibration and quality impacts from increased traffic from both the predicted freight and the construction worker traffic. It is specifically concerned about the impact on the B1012 through SWF. The A132 linking with the A130 also requires further consideration in view of the increase in HGV traffic. Traffic modelling alongside other environmental assessments will be critical to enable CCC and other key stakeholders to fully understand the likely traffic impacts and the mitigation, management and compensation measures that will be required. CCC expect the traffic modelling to test a potential bypass around SWF's Urban Area (as defined in the Chelmsford Local Plan 2013-2036) which includes the allocated land to the north of the B1012.
31. The proposed project transport strategy must assess and provide appropriate mitigation and interventions for the full length of the A132/B1012/B1018 corridor from the Bradwell B site to the strategic road network at the A130. It is very disappointing to see the omission of the busiest part of the corridor to Bradwell on the B1012 and A132. CCC, in partnership with ECC, have carefully considered the traffic impact of its Local Plan allocation on this busy part of the corridor and expects BRB to do likewise which is likely to require significant additional interventions.
32. CCC wishes to be fully engaged in the preparation of all project baseline transport studies and modelling including discussions to define their scope, baseline assumptions and the data sets. This includes the development of a detailed freight management strategy, highway network condition surveys and traffic management and contingency/ emergency planning arrangements. CCC urge BRB to provide detailed evidence on the potential impacts and mitigations alongside impacts on allocations in the Chelmsford Local Plan 2013-2036 and any other potential developments. Detailed evidence should include

assessments on traffic modelling, ecology impacts, landscape and visual impacts, as well as air quality, noise and safety impacts.

33. In the absence of any traffic modelling CCC is concerned that there will be additional significant detrimental impact on other parts of the local and wider road network that are not referred to in the consultation document. These may include congestion along the A130 and A12 caused by the increased numbers of HGVs resulting in longer journey times and delays; increased delays and queueing along the B1012 which could encourage more traffic along other local roads such as Ferrers Road, Woodham Road, Edwin's Hall Road and Willow Grove in SWF, and Hackmanns Lane and Bicknacre Road in Danbury; severance issues for local communities in SWF and Danbury and users of the rights of way network, and increased maintenance costs of highway infrastructure due to increased volume of HGV's. BRB is urged to ensure that the traffic modelling considers where further stress may be placed on the existing Chelmsford road network and communities as a result of the transport proposals to help identify all possible impacts and mitigation, management and compensation measures that will be required.
34. CCC is disappointed that aside from workers resident at the temporary workforce campus, no construction workers have been assumed to cycle to the main development site. CCC considers that SWF is within a suitable cycling distance of the site (if only by electric bike) and that the cycle route network should be improved to provide accessibility for the workforce of Bradwell B from the town.

#### Jobs and People

35. CCC welcomes BRB's aims, objectives and intentions around jobs and people which aim to limit any significant adverse economic and social impacts, while creating significant business, training and job opportunities for local and regional communities during construction and operational stage.
36. CCC also welcome that BRB is considering the impacts of a "worst-case scenario" of construction workforce numbers and await further information as quickly as possible on how appropriate mitigation can be put in place to accommodate them. We equally welcome that BRB recognises the wide range of impacts their development may have on services for the local community, including on the health system, emergency services and education.
37. CCC acknowledge that the development could bring significant benefits to local employment markets, local supply chains and for training and skills development. The impact of the predicted number of construction workers on local housing markets, transport network and community facilities will be considerable, and much more work needs to be done to define and quantify the likely effects on jobs, skills, economy, people, businesses, accommodation, services and local places, to determine whether the aspirations are achievable or ambitious enough, to maximise local benefits and to avoid or manage adverse impacts.



38. CCC is particularly concerned over the potential impact of an additional workforce on its local housing market which could see a significant increase in workers seeking accommodation in the private rented sector and local tourist accommodation. Greater competition in the private rented sector could adversely impact on the more vulnerable members of society currently in this accommodation. CCC requests evidence on how the additional workforce would be accommodated in the local housing market, and how it should be modelled in the gravity model to determine what additional mitigation will be required, where and when. BRB is also expected to ensure that its accommodation strategy and potential housing fund covers this Council's area and that CCC is engaged alongside MDC and ECC to ensure that the housing market can sustainably accommodate additional workers. CCC would expect the provision of permanent accommodation to provide a positive local legacy.
39. CCC would welcome the opportunity to discuss opportunities to enhance community services and facilities in its area, in particular at SWF, such as sport and recreation facilities for campus residents, in order to provide benefit and legacy to the local community.
40. CCC also expect BRB to invest in skills, employment and business interventions that will provide a range of significant benefits including new employment opportunities for young people and the unemployed, enhanced local skills and training services and new opportunities for businesses and inward investment. CCC expect to be fully engaged in the development of initiatives and projects, alongside Essex Chamber of Commerce and Chelmsford Business Board, in the development of the supply chain opportunities to ensure Chelmsford businesses can benefit as much as possible.

#### Cumulative Impacts

41. BRB are advised to consider fully the proposals for substantial new housing and employment development in South Essex which will be in addition to Bradwell B development. This will include a major new residential and employment-led development at SWF and 100 new dwellings in Danbury. It is unclear in the consultation document if BRB has adequately considered the cumulative effects of these developments. BRB is urged to consider the timing and impacts of all local developments and any opportunities to work together and coordinate joint approaches to mitigation. As such, BRB is asked to work closely with other developers, including the developers of land north of SWF, to consider how mitigation across schemes and in particular at SWF can be coordinated and combined to minimise the impact of the combined developments and disruptions to the local area.
42. The new connection required to export the electricity generated by Bradwell B to the National Grid could also have significant impacts across a wide area including SWF. CCC expect BRB to work closely with National Grid to align proposals to enable cumulative impacts to be fully assessed and mitigated, and to include CCC in these discussions.

#### Consultation and Covid-19

43. The Coronavirus pandemic has led to the cancellation of some of BRB's planned consultation events including the majority of public exhibitions and this may have limited the opportunity for consultees to participate effectively in the consultation. Extending the consultation period and offering alternative ways to engage such as webinars, interactive exhibitions and telephone surgeries will have helped some interested parties to still engage. However, it is considered that this unprecedented pandemic will have reduced the opportunity for some to respond and CCC urge BRB to undertake more than one further stage of pre-application consultation to reflect this.

## Conclusion

44. CCC has identified a considerable number of issues that need to be addressed before the stage 2 consultation. As such, CCC either objects, is not content or is unable to come to a clear view on several key aspects of the proposal in so far as they affect this Council's area. In particular, CCC strongly objects to the proposed early years and peak construction years transport strategy and the proposed modal split between marine, rail and road transport for the movement of construction freight and workers. CCC considers that there should be much greater reliance on marine and rail and will expect a range of robust evidence to be made available to fully understand the preferred proposals to be put forward by BRB in the stage 2 pre-application consultation.
45. CCC expects to work proactively with BRB to help understand and address its issues and to identify effective mitigation, management and compensation measures that will be required across the local and wider area.

Figure 1.2 - Route Map to DCO Application

**Appendix 2 – What type of information is likely to be available and when**  
Source: Figure 2.1 – Route Map to DCO Application, Bradwell B Stage One – Consultation Document, March 2020





Figure 4.4 - Freight Management Facilities Search areas

Appendix 3 - Freight Management Facilities Search areas

Source: Figure 4.4 - Freight Management Facilities Search areas, Bradwell B Stage One - Consultation Document, March 2020

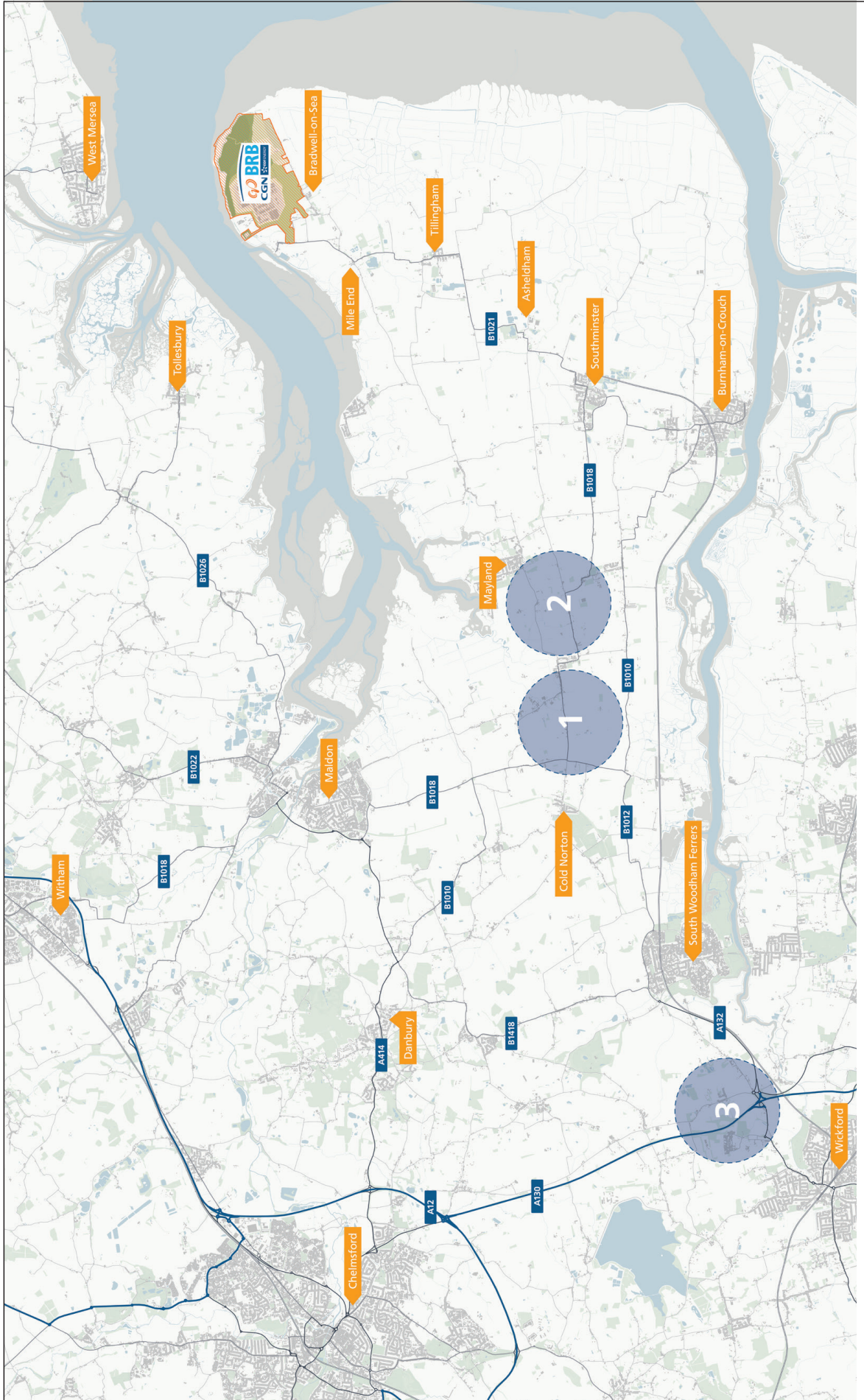




Figure 4.3 - Park and Ride Search areas

Source: Figure 4.3 - Park and Ride Search areas, Bradwell B Stage One – Consultation Document, March 2020

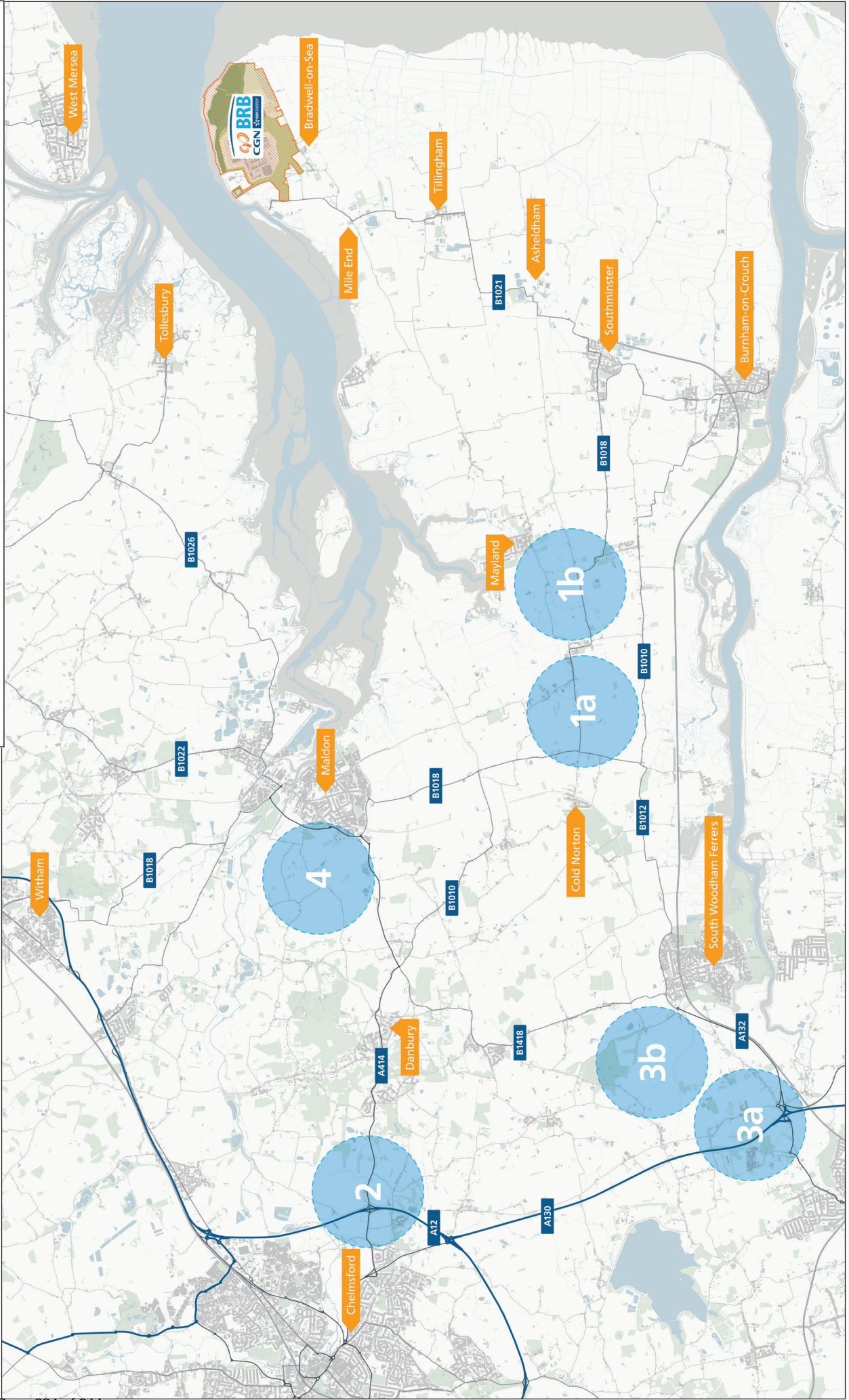




Figure 4.5 - Early Years routes

Source: Figure 4.5 - Early Years routes, Bradwell B Stage One – Consultation Document, March 2020

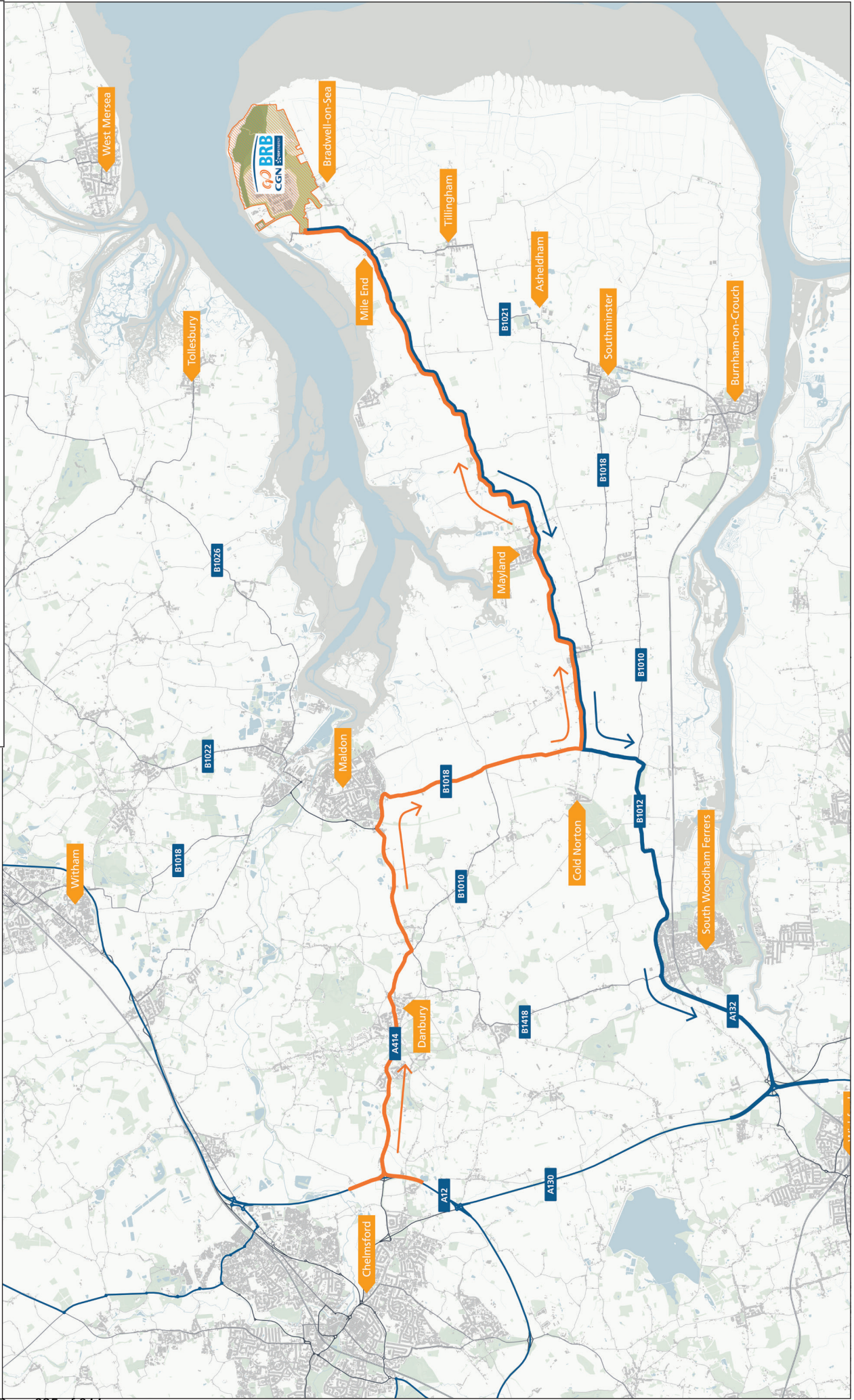
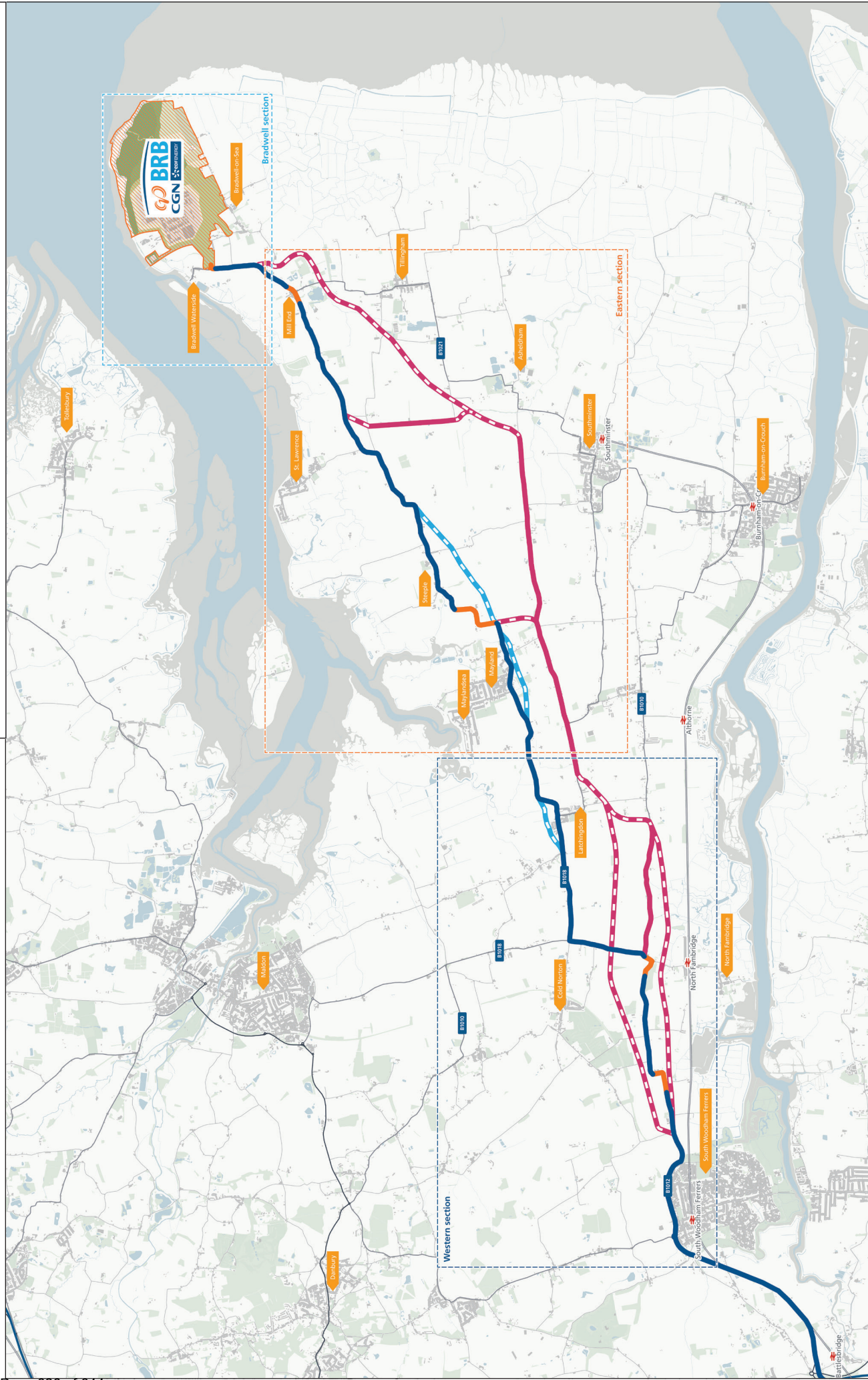




Figure 4.6– Highways Peak proposals Routes 1 and 2

Source: Figure 4.6 – Highways Peak proposals Routes 1 and 2, Bradwell B Stage One – Consultation Document, March 2020







## **Working Groups Annual Report 2019/2020**

### **Introduction**

- a. The Chelmsford Policy Board met for its inaugural meeting on 6 June 2019. A key function of the Board was to establish working groups to examine in detail existing policies, develop new ones and to make recommendations on new or revised policies to the Chelmsford Policy Board.
- b. The aim is for developed Policies and Strategies to be seen as for Chelmsford as a whole and owned by the Community.
- c. In agreeing their scope and workstreams, the Board and Working Groups noted that the Council's declaration of a Climate Emergency implied immediate priority actions across all directorates, led by the Cabinet rather than within the Policy Board.
- d. Though the Groups advisedly bear in mind that all possible ways forward have cost and budget implications, their deliberations and recommendations are not intended necessarily to be constrained by that and are intended to include short-, medium- and long-term goals and possible societal advances, scenarios and electoral cycles.
- e. The Policy Board meeting of Thursday 4 June 2020 will receive this report and provide the opportunity for further updates and discussion.
- f. Below is a brief description of the work which has been carried out by the Working Groups in the period 2019/20 and presently identified areas they intend to work on in 2020/21. Fuller detail and supporting papers are to be found in SharePoint.

### **Membership**

- a. The Groups are Cross-Party and proportionate (presently 3:1:1 though potentially 4:2:1) but are open to other members to attend and participate. They are intended to work closely with residents, groups and stakeholders, through specific invitation and through workshops.
- b. Going forward, the expectation that they should be a significant opportunity for back-bench involvement is underlined by clarifying/intending that.

- c. Working Group members should not be Cabinet Members, Cabinet Deputies, or the Chair of the Policy Board. However, those relevant to particular Working Groups or workstreams are expected to be involved in deliberations.
- d. Working Group members can be, though do not need to be, members of the Policy Board.
- e. Substitutes are permitted.
- f. Where appropriate, an Essex County Council member or members may be invited to be a regular (though non-voting) member of a Working Group.

## **1. Affordable and Social Housing Working Group**

### **Work so far:**

- a. The Affordable and Social Housing Working Group was established to look at ways of improving the supply of social housing and appropriate private sector housing that is affordable in Chelmsford. It looked at how the housing need was assessed, how affordable housing was defined, how supply related to demand and following on from this, the type and size of affordable housing needed to meet demand and the impact of changes to the national benefits system. The main conclusions of the Working Group's research included the realisation that the planning system cannot meet all affordable housing needs in the timescale of the Local Plan. It was identified that there is a need to increase the overall supply of larger family-sized rented affordable housing and as a result the short-term priority of the Council should be the provision of further temporary housing and increasing the provision of three and four-bedroom social rented affordable housing.
- b. The Working Group identified three broad categories of intervention: policy-led options that the Council or Registered Providers could introduce outside of the Local Plan system; land-led options including using Council land to maximise the number and type of affordable housing; and property-led options involving the purchase of homes by the Council for use as temporary accommodation. The Working Group assessed the different options and agreed that all the options provided opportunities for additional affordable housing supply and Officers should continue to investigate these in the medium to long term.
- c. The Working Group put initial proposals to the Policy Board in March 2020, and the recommendations were approved based on the agreement that the approach would be considered by Cabinet when agreeing or recommending to the Council the revenue and capital budgets and business case for the proposals.

### **Membership of the Working Group:**

#### **Councillors:**

- Cllr A Sosin (**Chair**)
- Cllr Daden
- Cllr C Davidson (attends as **Cabinet Member**)
- Cllr S Goldman
- Cllr Poulter
- Cllr Shaw

Officers:

- David Green (**Director Lead**)
- Jeremy Potter (**Co-ordinating Officer**)
- Paul Brookes
- Paul Gayler
- Liz Harris-Best
- Alison Hawkins

## **2. Homelessness and Rough Sleeping Working Group**

Work so far:

- a. The Working Group was created to develop, monitor and review the Council's Homelessness and Rough Sleeper Strategy, ensuring it addresses all the issues required by statutory guidance, overseeing the process for consultation and engagement with all relevant agencies, incorporation of consultation into the final draft and agreeing an action plan, projects and work-stream for the Council and partners.
- b. The Working Group submitted an updated Strategy on Homelessness and Rough Sleeping to the Cabinet on 10 September 2019 for consultation. Work was carried out with other organisations to monitor the effectiveness of the Strategy and adapt and develop it as necessary. The idea would be the creation of a living document, reacting to changing circumstances and newly emerging challenges and initiatives. The Working Group recognised that one of the challenges was to build on and bring together the work of the many organisations involved in supporting the homeless and rough sleepers, and a workshop comprising relevant commissioned and voluntary groups met to begin that process.
- c. After consultation, the Homelessness and Rough Sleeper Strategy 2019-24 was considered by Cabinet on 19 November 2019 and referred to Council for formal approval, which was given, at the meeting on 22 January 2020. The Working Group met once more during the year to consider actions and the evolving situation.

**Membership of the Working Group:**

Councillors:

- Cllr Tron (**Chair**) (substituted by Cllr Bracken February-April 2020)
- Cllr P Clark

- Cllr C Davidson (attends as **Cabinet Member**)
- Cllr S Goldman (acted as Chair in Cllr Tron's absence)
- Cllr Pooley
- Cllr Poulter

Officers:

- Amanda Fahey (**Director Lead**)
- Paul Gayler (**Co-ordinating Officer**)
- Paul Brookes
- Alison Hawkins

**Note on the merging of the Affordable and Social Housing & Homelessness and Rough Sleeping Working Groups:**

The members of the Affordable and Social Housing and Homelessness and Rough Sleeping Working Groups noted that having identified their future work streams, they were keen to ensure that their activities are coordinated, and form part of an overall Housing Strategy. This led to the first joint meeting of the two Working Groups on 6 May 2020, where it was agreed that the two should formally merge and create joint priorities for the year ahead. The report on this matter will go to the Policy Board on 4 June to recommend a combined Housing Working Group to include a new Terms of Reference document.

**Relevant Council Priorities for the year include:**

- I. That the City Council acquires 20 larger family sized street properties for use as temporary accommodation in 2020/21
- II. Prioritise for development the four smaller and more deliverable Chelmsford City Council owned sites to provide affordable and social rent properties in the period 2021/22
- III. Promotion of Entry-Level Exception Sites for Registered Provider land-led schemes with Homes England in early 2020
- IV. Investigation of the acquisition of land by the Council for additional affordable housing and entry-level exception sites
- V. The scope of a strategy to coordinate voluntary and statutory agencies working on rough sleepers or single homeless people in need of support for accommodation and to include longer term measures to maintain provision for inclusion in the emerging wider Housing Strategy
- VI. Continued working with Essex County Council regarding opportunities for providing additional accommodation to meet the need of those who are homeless including rough sleepers
- VII. Continued working with owners of vacant offices and other premises for emergency and medium-term accommodation uses, to include for specific needs e.g. domestic violence, and for Day Centre, Assessment and Support space.
- VIII. Introduction of a "Tap To Donate" project in Chelmsford to raise funds for joint homeless and rough sleeper charities

### **3. Chelmsford Waterways Working Group**

#### **Work so far:**

- a. At the inaugural meeting on 29 August 2019, the Terms of Reference for the working group were agreed. The areas of interest were discussed and the key workstreams identified. It was decided that the first areas of focus for the Working Group, would be around improving navigation, the future of the automatic flood gates on the River Chelmer and pulling together a workshop of river users and community groups.
- b. Following a feasibility study “Chelmer Automatic Weir Replacement – 17 January 2020”, a broad consensus was reached within the Working Group that the replacement of the automatic flood gates on the River Chelmer and provision of a lock to enable navigation between upper and lower Chelmer should be the proposed way forward to keep the automatic gates in action and to enable navigation upstream. This was preferred to further consideration of a link between the Chelmer and the Canal. A further detailed feasibility will be undertaken to proceed to develop the scheme into a project for implementation.
- c. A Waterways Working Group workshop was held on 14 February, and was well attended with 42 Working Group members, City Councillors, river users and community group representatives, all of whom listened to presentations and took part in discussion groups. In addition to discussion of b. above, the main conclusions from the day were as follows:
  - River use and navigation – the use and benefits of the waterways are many with varied users and stakeholders and it is important that their views and interest help make the most of future opportunities whilst seeking to overcome barriers for expanding and diversifying the waterways use.
  - Sandford Mill and wider country park – the site has huge potential on many levels, and it is recommended that a high-level strategic master plan for the Park and Mill is developed to build on the master planning associated with the nearby development sites. The plan needs to be based on testing user demand and requires some initial survey work. The Working Group can be used as the vehicle to review and evaluate the emerging strategic plan.
  - River environment and ecology – the key issues affecting water quality and ecology were identified and the group considered the possible solutions.

#### **Relevant Council Priorities for the year include:**

- I. The replacement of the automatic flood gates and provision of a lock to enable navigation; investigation of funding options
- II. Further investigation or funding options and design of replacement following the workshop, furthering cooperation between partners and stakeholders
- III. Consideration of best use of the Canal and Springfield Basin area

- IV. A high-level strategic master plan for the country park and Sandford Mill based on nearby development sites
- V. Discussing and developing further plans and actions for possible increased uses within and beyond the City centre both downstream and upstream, both of the waterways themselves and adjacent towpaths and amenities

**Membership of the Working Group:**

**Councillors:**

- Cllr Lee (**Chair**)
- Cllr Bentley
- Cllr Fuller
- Cllr Gulliver
- Cllr Moore (attends as **Cabinet Member**)

**Officers:**

- Keith Nicholson (**Director Lead**)
- Paul Van Damme (**Co-ordinating Officer**)
- Stuart Graham
- Jeremy Potter
- Joe Reidy
- 

**4. Connectivity and Local Democracy Working Group**

**Work so far:**

The Connectivity and Local Democracy Working Group was developed to enable citizens to feel better represented, to improve their opportunities for participation in the community and decision-making and to create better connections between the community, voluntary bodies and local government. The Working Group is still in an early phase of its workflow. So far, it has considered initial proposals for the review of polling districts and polling places; received information on the options for a Community Governance Review of the unparished areas; considered a paper on improving turnout at elections; taken an initial look at increasing engagement; and discussed the possibility of a volunteering scheme for Council employees.

**Relevant Council Priorities for the year include:** (See also COVID19 below)

- I. Developing more detailed proposals for encouraging people to stand as candidates at parish council elections
- II. Detailed proposals for parishing the unparished areas
- III. To work up options for abolishing or modifying the special expenses mechanism
- IV. Developing project plans around methods which are likely to increase voting turnout
- V. Create a detailed plan for a supported staff volunteering scheme and how it would be implemented

- VI. Building on plans and experience of public access to and participation in council meetings and consultations

**Membership of the Working Group:** (see also COVID19 below)

**Councillors:**

- Cllr Springett (**Chair**) (has now stood down as a Councillor)
- Cllr Ashley
- Cllr Fuller (proposed to succeed Cllr Springett as Chair)
- Cllr M Goldman (attends as **Cabinet Member**)
- Cllr Hyland
- Cllr Whitehead

**Officers:**

- Louise Goodwin (**Director Lead**)
- Lorraine Browne
- Murphie Manning
- Brian Mayfield
- Ali Naqvi

## **5. Movement Around the City Working Group**

**Work so far:**

- a. The proposed Terms of Reference for the new Movement Around the City Working Group were approved at the Policy Board meeting in March 2020, and further updated on 19 May. The Working Group was set up to look at ways of improving movement around the city that have the potential to reduce congestion and journey times, encourage safe and more sustainable travel choices and help improve air quality.
- b. The task is especially challenging given the limited direct responsibility and funding that the City Council has in these areas, and the Policy Board welcomes the willingness and enthusiasm of Essex County Council Officers and Chelmsford County Councillors, and of the Chelmsford Business Board, for this collaboration. The services provided by bus companies and the associated role of the County Council will also be included in the Working Group's work.
- c. The main work streams of the Working Group have been identified as:
  - To develop a cohesive sustainable transport and parking strategy for the whole of Chelmsford that matches provision to future demand, including encouraging sustainable transport usage, reducing traffic congestion and a business case for a third park and ride site.
  - To develop proposals to improve safe cycling and walking and public transport travel



- Explore opportunities to improve place making and urban regeneration through the promoting of sustainable transport
- Enable and facilitate collaboration between the City Council, transport providers, Essex County Council and other stakeholders.

**Relevant Council Priorities for the year include:**

- I. The development of a new sustainable transport and parking strategy
- II. The development of a third park and ride facility
- III. Improving the walking and cycleway network
- IV. Improving public transport travel
- V. Exploring and implementing/improving effective methods of collaboration

**Membership of the Working Group:**

**Councillors:**

- Cllr Lager (**Chair**)
- Cllr Bentley
- Cllr Grundy
- Cllr Mackrory (attends as **Cabinet Member**)
- Cllr Walsh
- Cllr Young

**Officers:**

- David Green (**Director Lead**)
- Claire Stuckey (**Co-ordinating Officer**)
- Michael Adewole
- Helen Morris (Essex County Council)
- Hannah Neve (Essex County Council)
- Jeremy Potter

## **6. Health & Wellbeing Working Group**

**Work so far:**

- a. The Health and Wellbeing Working Group was set up to review the draft Health & Wellbeing Plan which was already in existence from the previous administration. The objectives of the group were to agree the purpose of the plan, understand how it fits into the wider health system including how other plans and strategies influence the Council's Plan and to understand the current public health issues within the population of Chelmsford and consider whether the draft plan contributed to tackling the current and likely future issues.
- b. The Working Group took an updated Health and Wellbeing Strategy to the Cabinet in November 2019 for adoption and implementation. The emphasis was on making it a living document that recognised that all organisations and stakeholders need to work

collaboratively, and that prevention and early intervention is key to tackling the wider cause of ill health particularly when combined with self-care and self-management.

- c. Chelmsford City Council's Health & Wellbeing Plan has been produced in the context of Essex County Council's Joint Health and Wellbeing Strategy.

**Relevant Council Priorities for the year include:**

Focussing in turn on and strengthen or develop further proposals within each of the Plan's five priorities:

- I. Reduce excess weight and obesity and increase physical activity in adults and children
- II. Alleviate loneliness and social isolation
- III. Improve poor housing including fuel poverty and thermal comfort
- IV. Enable people to age well
- V. Reduce alcohol and substance misuse, and behavioural addictions

**Membership of the Working Group:**

**Councillors:**

- Cllr D Clark (**Chair**)
- Cllr Daden
- Cllr A Davidson (attends as **Cabinet Deputy**)
- Cllr Dobson
- Cllr Walsh
- Cllr Willis

**Officers:**

- Keith Nicholson (**Director Lead**)
- Paul Brookes (**Co-ordinating Officer**)
- Jon Lyons
- Amber Nyoni

**COVID19**

- a. One effect COVID19 had initially was to necessitate officer and member focus entirely on immediately needed actions and responses, so that the work of the Working Groups has been on hold until very recently.
- b. There are significant implications for the areas of focus of each Working Group, which will be reflected in their resumed deliberations, as soon as that is practicable. Though some of these are potentially negative, there are opportunities too. We should foresee an acceleration or increased urgency of some existing planned initiatives, including in response to:
  - Government guidance to accommodate rough sleepers as a Health risk
  - Implications for the property and debt markets, and particular industries

- Positive trends in the population's patterns of flexitime and home-working, virtual meetings, social-distancing, exercise, reduced car usage, and use of IT and social media
  - Particular hardship or vulnerabilities threatening the health and wellbeing of significant numbers of residents
  - Various Government funding or foreshadowed initiatives
- c. Thus, for example, the urgent meetings of the Housing-related Working Groups, (1. and 2. above) where, as a priority, the merged Working Group is currently investigating where the Council can house the rough sleepers, currently in the Travelodge following a directive from the government when the Coronavirus crisis began and those still sleeping rough or threatened with homelessness as impacts of the crisis continue to unfold.
- d. The Council's responses to COVID19 included setting up a member "Community Engagement Taskforce" (Chaired by Cllr Dudley, also including an ECC Councillor and in communication with Chelmsford Council Voluntary Service), to help ensure the needed support to the vulnerable and flow of clear and accurate advice, guidance and signposting. This witnessed the amazing response of Chelmsford's residents to help, through the NHS site, or Essex Welfare Service or local Groups and Charities, all the way to street-level and neighbourly support.
- e. At the same time the pressures on the staff and budgets in the NHS, Social Services, Charities, and the County and City Councils are considerable and the sustainability of services under threat.

## **VOLUNTEERING**

- f. That said, over recent weeks, the willingness to volunteer in fact presently significantly exceeds the calls for help flowing through from the Essex Welfare Service. The Community Engagement Group sees a significant opportunity and role for the Council in conjunction with Chelmsford Council Voluntary Service to capture and sustain this resource, enabling volunteering to be well targeted and prioritised, the massive contribution of volunteers to be more clearly recognised and effective and voluntary Groups better connected and involved in service delivery.
- g. With a "new normal" beginning to emerge, therefore, it is proposed to merge the CE Group with the Local Democracy and Connectedness Group (4. above) with that additional workstream.
- h. That is intended to go to the next Working Group (postponed to July) to be defined and scoped, and membership agreed. Councillor Fuller (who succeeds Mark Springett as Chair) and Councillor Dudley are in conversation with each other and with relevant officers to progress towards that.

**DATE: 28<sup>th</sup> May 2020**





## CHELMSFORD POLICY BOARD

4 June 2020

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### Terms of Reference for Housing Working Group

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#### Report by:

Director of Financial Services

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#### Officer Contact:

Amanda Fahey, Director of Financial Services, [amanda.fahey@chelmsford.gov.uk](mailto:amanda.fahey@chelmsford.gov.uk)

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#### Purpose

To propose that a new Housing Working Group is established in place of the Homelessness and Rough Sleeper Strategy Working Group and the Affordable and Social Housing Working Group and to agree the Terms of Reference for the new Group.

#### Recommendations

1. To approve the establishment of a Housing Working Group and the disbanding of the Homelessness and Rough Sleeper Strategy Working Group and the Affordable and Social Housing Working Group
  2. To agree Terms of Reference for the new Working Group (draft Terms of Reference are attached at Appendix 1)
  3. To determine membership of the new Working Group
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### 1. Introduction

- 1.1. The Council's Policy Board previously established two working groups, one for the production and delivery of a Homelessness and Rough Sleeper Strategy and the other to explore ways to improve the supply of affordable and social housing.
- 1.2. Both groups have completed their primary objectives, the Affordable and Social Housing Working Group producing a report for the Policy Board on proposals for

increasing the supply of affordable homes and the Homelessness and Rough Sleeper Strategy Working Group overseeing the development, consultation and final publication of a five-year strategy that runs from January 2020 to the end of 2024.

- 1.3. At its January meeting, the Policy Board received updates from both of the existing working groups with the Affordable and Social Housing Working Group identifying a number of work streams for future meetings while seeking to ensure that its activities were co-ordinated with those of the Homelessness and Rough Sleeping Working Group. The Homelessness and Rough Sleeper Working Group reported on the proposed future work of the Group in continuing to work with other organisations to monitor the effectiveness of the Strategy and adapt and develop it as necessary; treating it as a living document.

## 2. Proposal

- 2.1. Moving forward, it is proposed to create a new Working Group to facilitate a co-ordinated approach to the issues that cross-over the aims of the original groups and provide a coherent approach to the work streams set out in the draft Terms of Reference in the attached Appendix, including the development of a new Housing Strategy.

## 3. Conclusions and Recommendations

- 3.1. Tackling Homelessness and Rough Sleeping, and improving the supply of affordable and social housing, are key priorities for the Council. The work of the existing Working Groups has shown that the two are inextricably linked and that a co-ordinated approach is required to tackle the next steps in order to achieve the desired outcomes set out in the Terms of Reference and to build upon the outcomes already achieved by the existing groups.
- 3.2. It is therefore recommended that the Chelmsford Policy Board
  - i) establish a new Housing Working Group in place of the two existing Working groups
  - ii) approve the Terms of Reference at Appendix 1 and
  - iii) determine the membership of the new Working Group

List of appendices: Appendix 1: Draft Terms of Reference

Background papers: None

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Corporate Implications

**Legal/Constitutional:** Local Authorities are no longer required to produce a housing strategy but failing to develop a corporate approach to optimising the supply of homes and reducing housing need can compromise the Council's abilities to meet its legal duties.

**Financial:** Enabling the development of housing, especially affordable homes and specialist types of housing is expensive, as are the consequences of an inadequate supply, a strategic approach can reduce costs and improve opportunities for cost-effective options. The draft terms of reference include a work stream on budget overview of the Working Group's recommendations.

**Potential impact on climate change and the environment:** A new Housing Strategy will be promoting new homes which could have an adverse impact on climate change and the environment. These impacts can be mitigated by Building Regulation and planning policy requirements related to environmental sustainability.

**Contribution toward achieving a net zero carbon position by 2030:** New homes will be required to comply with Building Regulation and planning policy requirements. This includes the emerging Future Homes Standard.

**Personnel:** The draft Terms of Reference identifies key officer involvement, from within existing resources. Officers are drawn from across Directorates/Services to support the co-ordinated approach of the proposed Working Group.

**Risk Management:** The proposed working group will lead on the development of a new housing strategy, ensuring appropriate steps are taken in setting priorities, ensuring objectives are feasible and resourced, to reduce the risks associated with an inadequate supply of housing, especially for those who are most vulnerable and ensuring the Council can meet its legal duties..

**Equality and Diversity:** Equality Impact Assessments will be carried out for any new Policies arising from the work of the Group, such as a new Housing Strategy.

**Health and Safety:** None

**Digital:** None

**Other:** None



Consultees: None

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**Relevant Policies and Strategies:**

Chelmsford Local Plan and supporting documents/Homelessness and Rough Sleeper  
Strategy 2020-2024Our Chelmsford, Our Plan

## APPENDIX 1

### HOUSING WORKING GROUP

#### TERMS OF REFERENCE

Purpose	To support the development of the Council's Housing, Homelessness and Rough Sleeper strategies
Areas of Focus	<ul style="list-style-type: none"><li>• Determine housing need against current and future supply</li><li>• Ensuring adequate supply and delivery of affordable and specialist housing, including temporary accommodation</li><li>• Assess condition and suitability of existing stock, including empty homes, support and regulation of Private Rented Sector</li><li>• Maximise opportunities for future development</li><li>• Ongoing development of all Homelessness and Rough Sleeper pathways</li><li>• Delivering aims of Corporate Plan, reducing homelessness, supporting the aims of the Local Plan</li></ul>
Work streams	<ul style="list-style-type: none"><li>• Analysis of housing need and prepare Housing Strategy proposal</li><li>• Consultation with appropriate partners and registered providers to deliver affordable and specialist housing requirements, including temporary accommodation</li><li>• Agreeing allocation of resources and opportunities for other sources of funding and joint working</li><li>• Delivery of the Affordable and Social Housing Working Group's recommendations</li><li>• Oversee implementation and delivery of the Homelessness and Rough Sleeper Strategy and Housing Strategy</li><li>• Explore how other local authorities are approaching their Housing, Homelessness and Rough Sleeper strategies, to allow us to adopt, adapt and improve our policies</li><li>• Budget overview of Working Group's proposals</li></ul>
Composition	Councillors: TBC Director Lead: Director of Financial Services – Amanda Fahey Co-ordinating Officer: Jeremy Potter Key Contributing Officers: Paul Gayler, Alison Hawkins, Liz Harris-Best

## CHELMSFORD POLICY BOARD WORK PROGRAMME

4 June 2020

### AGENDA ITEM 10

Date of Meeting	Report Subject
4 June 2020	<p>Strategic Housing and Economic Land Availability Assessment</p> <p>Bradwell B Consultation Response</p> <p>Homelessness and Affordable Housing Working Group = Terms of Reference</p>
16 July 2020	<p>Recreational Avoidance Disturbance Supplementary Planning Document</p> <p><i>To consider changes to the three SPDs following consultation and recommend adoption to Cabinet</i></p> <p>Neighbourhood Plan Update</p> <p><i>To provide update on all of the Neighbourhood Plans under preparation</i></p> <p>Review of Statement of Community Involvement (SCI)</p> <p>Masterplan - West Chelmsford (Warren Farm) (Provisional date – may be later)</p> <p><i>To consider final masterplan of site allocated in Local Plan ahead of consideration by Cabinet.</i></p> <p><b>Note:</b> <i>This document will be the subject of a workshop for councillors before its submission to the Board</i></p> <p>Masterplan – Land North of Broomfield (Provisional date – may be later)</p> <p><i>To consider final masterplan of site allocated in Local Plan ahead of consideration by Cabinet.</i></p> <p><b>Note:</b> <i>This document will be the subject of a workshop for councillors before its submission to the Board</i></p>
1 October 2020	<p>Review of Local Development Scheme</p> <p><i>To consider update to LDS to set out timetable for review of Local Plan</i></p> <p>Masterplan – Land at East Chelmsford Masterplans (provisional date)</p>

	<p><i>To consider final masterplan of site allocated in Local Plan ahead of consideration by Cabinet.</i></p> <p><b>Note:</b> <i>This document will be the subject of a workshop for councillors before its submission to the Board</i></p> <p>Masterplan – Land at Great Leighs Masterplans (provisional date)</p> <p><i>To consider final masterplan of site allocated in Local Plan ahead of consideration by Cabinet.</i></p> <p><b>Note:</b> <i>This document will be the subject of a workshop for councillors before its submission to the Board</i></p> <p>Planning Obligations Supplementary Planning Document</p> <p>Making Places Supplementary Planning Document</p> <p>Essex Minerals Local Plan consultation (publication date not yet confirmed)</p> <p><i>To consider representations to ECC Mineral Local Plan</i></p>
5 November 2020	<p>Authority Monitoring Report</p> <p>Improving Movement Around the City</p> <p><i>To consider the initial findings of the Working Group</i></p>
14 January 2021	<p>Health and Wellbeing Working Group</p> <p><i>To consider a report from the Working Group on the implementation of the Health and Wellbeing Plan adopted by the Council in November 2019, including any proposed changes in the focus of the Plan</i></p>
4 March 2021	To be determined