



Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2025

Part 2 of 9
Assessment Statistics

November 2025

SHELAA 2025 ASSESSMENT STATISTICS

1. The outputs from the SHELAA can be used to calculate gross figures for area of land available and indicative number of dwellings (yield) deliverable outside of that already identified within the Council's Housing Site Schedule.
2. To calculate this, a refinement of the SHELAA sites is first undertaken. SHELAA 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 indicative 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.
3. 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.

Limitations of the statistics

4. It should also be noted that there are some sites which overlap each other. Since some of these overlapping sites may fall within differing categories and have varying levels of Greenfield/PDL splits between them it is impossible to discount site areas and site yields in a fair and consistent manner. As such the reporting output figures should be viewed with some caution as, although most of the 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. Furthermore, the indicative number of dwellings for each SHELAA site has been generated solely using the assumptions from the Viability Study that supports the Achievability element of the SHELAA. The Viability Study follows a typology approach. A number of assumptions have been made to establish each typology including build form and scale, density, and gross-to-net development ratios. Each SHELAA site is attributed a typology and using the typology assumptions along with the size of the SHELAA site, an indicative figure for the number of dwellings (yield) can be calculated. The figure **DOES NOT** dictate the number of dwellings that can/should/will be delivered on site, as it does not factor Suitability nor Availability considerations. Instead, is just reflecting what the Viability Study has tested to gauge the Achievability of the site.
6. For the purpose of these statistics, this indicative yield is used as it is the best gauge that we have available to us.

Outputs: 2025 Assessment

7. The 2025 SHELAA assessed a total of 398 sites, of which 75 sites have been discounted from the calculations of available land below. Of these 75 sites, 33 have either been allocated within the Local Plan or have an approved planning permission, whilst the remaining 42 lie wholly within another SHELAA submission. As stated above, these sites areas and indicative yields have been discounted to avoid, potentially significant, double counting. Tables 1 and 2 below provide details of these 75 sites:

Table 1: SHELAA sites allocated within the Local Plan or have an approved planning permission, where the permission covers the entire SHELAA submission.

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS19	Land Adjacent The Gables, Banters Lane, Great Leighs	Forms part of allocation SGS7c	0.64	12	Amber	GF
CFS44	Land North of Cranham Road, Little Waltham	21/00450/REM	9.73	0	Amber	GF
CFS79	Montpelier Farm, Blasford Hill, Little Waltham	Forms part of allocation SGS8	12.25	210	Yellow	GF
CFS94	Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield	Forms part of allocation SGS6	154.3	2,160	Amber	GF
CFS101	Land North West of Park and Ride Terminus, Woodhill Road, Sandon	Forms part of allocation SGS3	13.44	230	Amber	GF
CFS139	Boreham Airfield, Waltham Road, Boreham	Forms part of allocation SGS6	474.736	6,646	Yellow	GF
CFS162	Land Adjacent to Sandpit Cottage, Holybread Lane, Little Baddow	22/00945/FUL	1.4	27	Amber	GF
CFS181	Land North and South of Brick Barns Farm	Forms part of allocation SGS8	156.508	2,191	Yellow	GF
CFS189	Land North West of Montpelier Villa, Main Road, Little Waltham	Forms part of allocation SGS8	0.39	12	Green	GF
CFS199	Land at Sturgeons Farm, Cow Watering Lane, Writtle	Forms part of allocation SPA6	0.69	0	Red	GF
CFS203	Countryside Skills Centre, Cow Watering Lane, Writtle	Forms part of allocation SPA6	6.57	113	Red	GF

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS204	Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs	Forms part of allocation SGS7	158.5	1,942	Red	GF
CFS208	Land at Manor Farm, Sandford Mill Lane, Great Baddow	Forms part of allocation SGS3a	90.531	1,109	Amber	GF
CFS241	Civic Centre Land Site, Duke Street	Forms part of allocation SGS1e	1.926	197	Amber	PDL
CFS255	Brand and Howes Ltd, 47 Baddow Road	Forms part of allocation CW1d	0.09	3	Yellow	PDL
CFS256	Garages rear of 44 St Nazaire Road	Forms part of allocation GSP1r	0.24	16	Green	PDL
CFS257	Garages rear of 27 Medway Close	Forms part of allocation GSP1s	1.28	25	Green	GF
CFS260	Land North of Galleywood Reservoir, Beehive Lane, Galleywood	Forms part of allocation GSP4	0.78	26	Green	PDL
CFS261	Sandford Mill Water Works, Sandford Mill, Springfield	Forms part of allocation SPA5	7.4	663	Amber	PDL
CFS262	Land North West of Lockside Marina, Hill Road South	Forms part of allocation CW1e	1.8	184	Amber	PDL
CFS263	Baddow Road Car Park, Baddow Road	Forms part of allocation CW1d	0.88	56	Yellow	PDL
CFS266	Waterhouse Lane Depot and Nursery Waterhouse Lane	Forms part of allocation GS1n	0.84	54	Yellow	PDL
CFS276	Former St Peters College, Fox Crescent	Forms part of allocation SGS1b	11.19	192	Green	GF

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS280	Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers	Forms part of allocation SGS10	21.753	373	Green	GF
CFS282	Land North of South Woodham Ferrers	Forms part of allocation SGS10	133.658	1,637	Yellow	GF
15SLAA1	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham	Forms part of allocation SGS8	28.21	484	Yellow	GF
15SLAA23	Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers	Forms part of allocation SGS10	44.53	709	Green	GF
15SLAA25	Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs	Forms part of allocation SGS7	1.44	32	Amber	GF
15SLAA39	Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay	21/00449/FUL	5.34	92	Red	GF
15SLAA43	7 St Giles, Moor Hall Lane, Bicknacre	Forms part of allocation GSP12	7.56	130	Amber	GF
17SLAA1	Storage Adjacent to Pond View, Banters Lane, Great Leighs	21/00880/FUL	0.34	10	Amber	GF
17SLAA11	Land North Of Cranham Road, Little Waltham	21/00450/REM	8.49	0	Amber	GF
21SHELAA71	Street Record Can Bridge Way, Chelmsford	Forms part of allocation CW1b	3.29	295	Amber	PDL

Table 2: Site submissions that wholly lie within another submission

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS56	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury	15SLAA45	13.68	235	Amber	GF
CFS78	Staceys, School Lane, Broomfield	CFS181	48.79	777	Amber	GF
CFS113	Land North East of Skeggs Farm, Chelmsford Road, Writtle	17SLAA13, 21SHLEAA98	16.47	282	Red	GF
CFS122	Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham	CFS94	9.21	158	Amber	GF
CFS123	Land South East of Little Belsteads, Back Lane, Little Waltham	CFS94	2.15	42	Amber	GF
CFS124	Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham	CFS94	7.2	123	Amber	GF
CFS138	Land East of Hallfield House, Back Lane, Little Waltham	CFS94	3.28	64	Amber	GF
CFS187	Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow	CFS73	29.365	360	Red	GF
CFS191	Land West of 129 Watchouse Road, Galleywood	21SHELAA74	14.52	249	Red	GF
CFS211	Campions Farm, Gutters Lane, Broomfield, Chelmsford	CFS212	2.49	49	Amber	GF

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS232	Land North East of Meadow Road, Rettendon	15SLAA40	17	292	Amber	GF
CFS268	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS269, CFS270	2.27	44	Red	GF
CFS269	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS270	4.2	72	Red	GF
CFS271	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS268, CFS269, CFS270	1.04	20	Red	GF
15SLAA41	The Island Car Park, High Bridge Road, Chelmsford	21SHELAA71	0.74	47	Amber	PDL
15SLAA47	Sports Centre, Partridge Green, Broomfield	CFS181	12.72	218	Amber	GF
15SLAA48	Land South Of Rough Hill Complex, The Tye, East Hanningfield	CFS130	8.93	153	Amber	GF
17SLAA13	Land North East Of Skeggs Farm, Chelmsford Road, Writtle	CFS129	90.15	1,104	Red	GF
17SLAA14	Land South West Of Sunnyfields School, School Lane, Great Leighs	21SHELAA72	6.66	114	Amber	GF
17SLAA18	Lathcoats Farm Shop, Beehive Lane, Great Baddow	CFS63	15.29	262	Red	GF

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
17SLAA25	Land South East Of Main Road, Great Leighs	CFS119	1.48	0	Amber	GF
17SLAA26	Land East Of The Crescent, Little Leighs	CFS119	3.88	0	Amber	GF
17SLAA30	Land North Of Communication Station At Bushy Hill, Edwins Hall Road, Woodham Ferrers	CFS282	36.74	585	Amber	GF
18SLAA3	Pondside Nursery And Yard, Chatham Green, Little Waltham	CFS27	0.32	13	Amber	PDL
18SLAA6	Poolman Ltd, Bakers Lane, West Hanningfield	18SLAA5	0.2	6	Red	GF
18SLAA8	Land North Of Oat Leys, Broomfield	21SHELAA101	1.92	43	Yellow	GF
18SLAA9	Land South Of Mashbury Road, Chignal	CFS182	4.67	80	Amber	GF
18SLAA11	Land South West Of Broomfield Place, Main Road, Broomfield	21SHELAA101	19.51	335	Green	GF
18SLAA17	Land North Of The A12 East Of Southend Road, Great Baddow	CFS73, 21SHELAA68	11.034	189	Amber	GF
19SHELAA7	Creeds Farm, School Lane, Great Leighs	21SHELAA72	3.37	66	Amber	GF
19SHELAA12	Land South West Of Warehouse, Highwood Road, Highwood	CFS14	1.07	0	Red	GF
20SHELAA3	Land At Ilgars Farm, West Of Willow Grove, South Woodham Ferrers	21SHELAA4	14.44	248	Green	GF

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
21SHELAA80	Land Between Back Lane And Essex Regiment Way, Little Waltham	CFS94	3.18	0	Red	GF
21SHELAA91	Land Adjacent The Fox And Raven, Chelmer Village Way, Springfield	21SHELAA92, CFS196	1.64	37	Red	GF
21SHELAA92	Site Huts, Chelmer Viaduct Development Site, Chelmer Road	CFS196	10.944	188	Amber	GF
21SHELAA93	Land South West Of Pease Hall, Sandford Mill Road, Springfield	CFS197	20.406	350	Amber	GF
21SHELAA95	Land North West Of Hareswood, Elm Green Lane, Danbury	18SLAA4	1.25	24	Red	GF
21SHELAA96	Land At Boreham Interchange, Colchester Road, Boreham	CFS54	48.689	0	Yellow	GF
21SHELAA97	Land Southeast And West Of Garage Block, Hunts Close, Writtle	CFS129	52.7	839	Red	GF
21SHELAA99	Land North South East And West Of Pontlands Park Hotel, West Hanningfield Road, Great Baddow	CFS187, CFS74	21.81	374	Red	GF
21SHELAA100	Land South West Of 2 Scotts Green, Hollow Lane, Broomfield	18SLAA7, CFS156	12.63	217	Yellow	GF
24SHELAA4	Land West Of Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex	CFS205	2.2	0	Red	GF

8. Considering the above, the following overall figures have been discounted from the SHELAA total outputs.

Table 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)	
Green	2	1.02	42	7	113.093	1894	1936
Yellow	3	1.81	113	8	868.601	11428	11541
Amber	6	15.476	1399	29	512.505	7393	8792
Red	0	0	0	20	428.455	5820	5820
TOTAL	11	18.306	1,554	64	1922.65	26,535	28,089

9. Taking account of the above discounts, the SHELAA outputs are detailed below in Tables 4, 5 and 6.

Table 4: Proposed Uses

Proposed Use	Number of Sites	Site Area (ha)
Residential	258	1523.341
Residential – G&T	5	2.37
Residential – Older Persons	3	8.61
Residential - Other	1	0.8
Employment	19	278.753
Retail	0	0
Community Facility	4	113.085
Renewable Power Generation	0	0
Mixed Use	33	1632.686
TOTAL	323	3,559.645

Table 5: Contribution to housing by Category

Category	Number of Sites	Site Area (ha)	Yield (dwellings)
Green	25	191.046	2,746
Yellow	14	280.658	1,974
Amber	168	2,180.504	30,515
Red	116	907.437	14,159
TOTAL	323	3,559.645	49,394

10. As can be seen from Table 5, a yield of 2,746 dwellings may be achieved from Green sites and 1,974 from Yellow sites. Amber and Red sites, those which are not currently developable, amounts to 44,674 dwellings.

Table 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)	
Green	1	0.12	4	24	190.926	2,742	2,746
Yellow	0	0	0	14	280.658	1,974	1,974
Amber	21	23.833	1,412	146	2,147.29	29,103	30,515
Red	8	6.22	228	108	901.217	13,931	14,159
TOTAL	30	30.173	1,644	292	3,520.09	47,750	49,394

11. Table 6 provides a greater level of detail including the land type. The indicative yield of previously developed (brownfield) dwellings from Green sites amounts to 4, compared to a yield of 2,742 greenfield dwellings. The indicative yield of previously developed (brownfield) dwellings from Yellow sites amounts to 0, compared to an indicative yield of 1,974 greenfield dwellings. Finally, the Amber and Red rated sites together yield 1,640 dwellings from previously developed (brownfield) sites and 43,034 dwellings from greenfield sites.