

**Chelmsford City Council Policy Board**  
**29 June 2023**

**Alterations and Additions to Agenda**

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

**Recommendations**

Additional Recommendation:

That the Board delegate to the Director of Sustainable Communities, in consultation with the Cabinet Member for Growing Chelmsford, to settle the final detail and presentation of the Strategic Housing and Employment Land Availability Assessment (SHELAA) – 2022-2023 Report ahead of its publication.

**Appendix 1**

Amendment:

- Replacement of Site Performance Summary for site CFS232 (pg.493) with the amendment attached.
- Amendment to Table 4 (pg.14) to detail CFS232 as 'Amber' instead of 'Red'
- Amendment to Table 5 (pg.17) to read as per below:

	Previously Developed Land			Greenfield			Yield Total
	No. Sites	Area (ha)	Yield (dwellings)	No. Sites	Area (ha)	Yield (dwellings)	
<b>Green</b>	2	1.0	33	7	113.1	1,734	<b>1,767</b>
<b>Yellow</b>	3	1.8	113	11	881.5	13,663	<b>13,776</b>
<b>Amber</b>	6	15.5	1,483	25	494.4	7,024	<b>8,507</b>
<b>Red</b>	0	0	0	19	426.3	6,091	<b>6,091</b>
<b>Total</b>	<b>11</b>	<b>18.3</b>	<b>1,629</b>	<b>62</b>	<b>1,915.3</b>	<b>28,512</b>	<b>30,141</b>

Reason for the change:

Identified that site referenced CFS232 had the incorrect classification under the Green Belt & Green Wedge criterion.

<b>SHELAA Reference: CFS232</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North East of Meadow Road, Rettendon, Chelmsford			
Parish:	Rettendon	Total Score:	112	
Developable Site Area (ha):	9.58	Reason for discounted areas:		
Potential Yield:	164	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicle access and pedestrian access.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</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	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				