

Policy-on SLAA Assessment

Site Assessment Details

Council Reference	CFS6	Site Name	Land North of Peaches House Southlands Chase Sandon Chelmsford Essex
SLAA Reference	3	Observations	TPO partially affecting the site. Small proportion of site brownfield.
Category:	1		
Yield:	2		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS7	Site Name	Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex
SLAA Reference	4	Observations	TPO/2007/014 in the corner of the site on boundary with nursing home fronting East Hanningfield Road
Category:	1		
Yield:	61		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Site Assessment Details

Council Reference	CFS11	Site Name	Barn at Little Longs Chatham Green Little Waltham Chelmsford Essex
SLAA Reference	6	Observations	Footpaths: FP 18LTW in front of barn through farmyard and FP 48LTW runs adjacent to Barn. Site predominantly brownfield - 0.01 is greenfield. Site falls within buffer zone of SSSI - River Ter.
Category:	1		
Yield:	1		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS12	Site Name	Land North East of Recreation Ground Chatham Green Little Waltham Chelmsford Essex
SLAA Reference	7	Observations	Site falls within buffer zone of SSSI.
Category:	1		
Yield:	14		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS15	Site Name	Site at 20 Little Baddow Road Danbury Chelmsford Essex
SLAA Reference	10	Observations	Northern boundary of the site (but outside) are two TPO trees TPO/1002/004. Site falls within buffer zone of SSSI - Woodham Walter Common, Blake's Wood & Lingwood Common, Danbury Common adjacent to site. Also falls within Minerals safeguarding area
Category:	2		
Yield:	6		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	2: Established single uses
Existing residential use	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS16	Site Name	Site between Kou En and 16 Orchard Cottages Main Road Boreham Chelmsford Essex
SLAA Reference	11	Observations	Last used as orchard/garden land to adjoining dwelling Kou En.
Category:	1		
Yield:	6		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS18	Site Name	Land North of White Elm Cottage Hyde Lane Danbury Chelmsford Essex
SLAA Reference	13	Observations	TPO runs adjacent to the site TPO/2013/013. Level site. Falls within buffer zone of SSSI - Danbury Common, Thriftwood Woodham Ferrers.
Category:	1		
Yield:	15		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS19	Site Name	Land Adjacent The Gables Banters Lane Great Leighs Chelmsford
SLAA Reference	14	Observations	
Category:	1		
Yield:	18		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS21	Site Name	Land East of Junction with Hyde Lane and Mill Lane Danbury Chelmsford Essex
SLAA Reference	16	Observations	Site falls within buffer zone of SSSI- Woodham Walter Common, Blake's Wood & Lingwood Common, Danbury Common
Category:	1		
Yield:	66		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Planning Permission - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS26	Site Name	New Build at Paglesham House Hollow Lane Broomfield Chelmsford Essex
SLAA Reference	21	Observations	Level site
Category:	1		
Yield:	4		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS27	Site Name	Pondside Nursery & Yard Braintree Road Little Waltham Chelmsford
SLAA Reference	22	Observations	Foot path FP 8LTW terminates opposite the site on eastern boundary. Within buffer zone of SSSI - River Ter. Site predominantly greenfield - 0.08ha is brownfield.
Category:	1		
Yield:	24		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Current business on site does not need to be relocated	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS28	Site Name	Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex
SLAA Reference	23	Observations	
Category:	1		
Yield:	4		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS29	Site Name	43 Dorset Avenue Great Baddow Chelmsford Essex
SLAA Reference	24	Observations	Public footpath FP 19GBD runs adjacent to the rear of the boundary as it joins Baddow Recreation field
Category:	2		
Yield:	2		
Density: (per ha)	30		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference CFS36 **Site Name** Land South of Runnymede Cottage Main Road Little Waltham Chelmsford Essex

Observations Key issue: relationship with listed buildings, particularly achieving a suitable access

SLAA Reference 30

Category: 2

Yield: 10

Density: 30
(per ha)

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary
Other Suitability Considerations	Opposite Grade II listed Laburnum Cottage and Grade II listed Glenmore and Thorleys Cottage and adjacent to Grade II listed Runnymede Cottage Blasford Hill Main Road Site is potentially suitable but faces some constraints

Availability Criteria

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

Other Availability Considerations

Achievability

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

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS37	Site Name	Garages Rear of 71 Hall Lane Sandon Chelmsford Essex
SLAA Reference	31	Observations	Key issue: flood risk
Category:	2		
Yield:	3		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	0: Site wholly within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS39	Site Name	Land North West of St Cleres Hall Main Road Danbury Chelmsford Essex
SLAA Reference	33	Observations	TPO/1075/005 runs along all of western boundary and most of eastern boundary and next to an ancient and semi-natural woodland on northern boundary. SSSI - Blake's Wood & Lingwood Common, Danbury Common. Site is adjacent to St Cleres Hall Main Road Danbury Chelmsford Essex CM3 4AS, opposite to Danbury Park gardens of special historical interest
Category:	2		
Yield:	174		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	See above
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS43	Site Name	Land South of 38 Chalklands Sandon Chelmsford Essex
SLAA Reference	37	Observations	Tree preservation orders TPO/2001/126 and TPO/1982/016 runs along eastern boundary and TPO/2002/066 runs along part of southern boundary of site. Generally level site.
Category:	1		
Yield:	15		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS44	Site Name	Land North of Cranham Road Little Waltham Chelmsford Essex
SLAA Reference	38	Observations	The land is part of the former Second World War Boreham Airfield and is predominantly open scrubland with boundary hedging and trees and some bunding. It contains one derelict building, which is a former airfield building. Was previously used as access for adjacent gravel extraction site. Footpath FP 2LTW runs alongside the east of the site. Tree preservation orders TPO/2003/076, TPO/1990/043, TPO/1978/005 on site
Category:	3		
Yield:	0		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Adjacent minerals and commercial uses

Availability Criteria

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

Achievability

Achievability Details	1: Poor achievability (cannot be used in first ten years)
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Site most closely reflects Typology 16 - medium, greenfield, District Wide (B2 - General Industry only)

Site Assessment Details

Council Reference	CFS46	Site Name	67 Peartree Lane Bicknacre Chelmsford Essex
SLAA Reference	40	Observations	Site falls within the buffer zone of SSSI - Danbury Common, SSSI - Thrift Wood, Woodham Ferrers
Category:	1		
Yield:	10		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS47	Site Name	Land at Junction of Woodhill Road and Hulls Lane Sandon Chelmsford Essex
SLAA Reference	41	Observations	Level site. Footpath FP 12SAN runs within eastern section of the site. Site is within view of Grade II Bridge Farmhouse Woodhill Road Sandon
Category:	1		
Yield:	34		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS48	Site Name	Land East of Myjoy Woodhill Road Sandon Chelmsford Essex
SLAA Reference	42	Observations	Level site. Site falls within buffer zone of SSSI - Danbury Common and Adjacent to Grade II listed Woodhill Cottage Woodhill Road
Category:	1		
Yield:	22		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS52	Site Name	Blairs Farm, Main Road, Boreham, Chelmsford, Essex
SLAA Reference	46	Observations	Generally level site. Footpath FP 41BOR runs adjacent to small portion of Eastern boundary of the site.
Category:	1		
Yield:	497		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)

Site Assessment Details

Council Reference	CFS55	Site Name	Land East and West of the A12, North West of Howe Green, Sandon, Chelmsford, Essex
SLAA Reference	49	Observations	Site proposed for employment uses only. Sandon Hall Bridleway runs along the site's eastern boundary FP 5SAN runs through centre of the site. FP 21SAN runs adjacent to Eastern edge of the site. FP 26SAN runs along the A12. FP 7SAN runs through site. FP 85 8SAN runs adjacent to site
Category:	2		
Yield:	0		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade II listed buildings CBC/00967 and CBC/00966 within site. Grade II listed building CBC/00825 adjacent to site. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
Site most closely reflects Typology 15 - (Managed workspace only), Typology 16 - (B2 - General Industry only) and Typology 17 - B8 - Storage or Distribution only)	

Site Assessment Details

Council Reference	CFS56	Site Name	Land North of Mill Lane East of Barley Mead and South of Maldon Road Danbury Chelmsford Essex
SLAA Reference	50	Observations	Level site. Footpath FP 38DAN runs through the site. TPO on western boundary: TPO/2007/043. Site falls within buffer zone of SSSI - Woodham Walter Common, Blake's Wood & Lingwood Common, Danbury Common.
Category:	1		
Yield:	286		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site has willing owner. Interest from developers	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS57	Site Name	Land North of Mill Lane East of Barley Mead and South of Maldon Road Danbury Chelmsford Essex
SLAA Reference	51	Observations	Level site. Footpath FP 38DAN runs through the north east corner of the site. Site falls within buffer zone of SSSI - Woodham Walter Common, Blake's Wood & Lingwood Common, Danbury Common.
Category:	1		
Yield:	284		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS58	Site Name	Land East of Little Fields and North of Maldon Road Danbury Chelmsford Essex
SLAA Reference	52	Observations	Generally level site. TPO/2004/016 on western boundary of the site. Site falls within buffer zone of SSSI - Woodham Walter Common, Blake's Wood & Lingwood Common, Danbury Common. Grade II listed Garlands Farm House Runsell Green opposite the site.
Category:	2		
Yield:	156		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS60	Site Name	Land South of The Brewers Arms Main Road Bicknacre Chelmsford Essex
SLAA Reference	54	Observations	Level site. Bridleway BW 4BIC terminates opposite the site. TPO/2003/057 in northern section of site. Green space divides the site. Site falls within buffer zone of SSSI - Thirft Wood, Woodham Ferrers and RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	1		
Yield:	37		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS65	Site Name	Land South East of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex
SLAA Reference	59	Observations	Level site. Site within buffer zone of SSSI - River Ter.
Category:	1		
Yield:	7		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS68	Site Name	Land West of 7 Abbey Fields, Chelmsford
SLAA Reference	62	Observations	Level site. Tree Preservation Order TPO/2001/091 within site. Within buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3)
Category:	1		
Yield:	20		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS73	Site Name	Land East and West of A1114 and North and South of the A12, Great Baddow and Galleywood, Chelmsford, Essex
SLAA Reference	67	Observations	Site promoted for mixed use scheme. PROW 220_64 runs for approximately 250 metres north south across part of the land surrounding Pontlands Park. Approximately 30 metres of PROW 229_26 crosses this land at the A12 intersection. FP 64GBD cuts through the Western portion of the site. FP 26GAL crosses a small area in the South of the Site. FP 65 GBD runs adjacent to Western Boundary of site. Archaeological Sites ARCSIT/1710 and ARCSIT/1720 adjacent to site. NB: Part of site also falls within Great Baddow parish.
Category:	2		
Yield:	305		
Density: (per ha)	40		

Site performs well against suitability criteria

Site performs well against availability criteria

Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However moderate achievability due to relationship with existing employment uses.

Site Assessment Details

Council Reference CFS75 **Site Name** 215 Main Road, Great Leighs, Chelmsford, Essex

Observations Level site. Site opposite Banters Lane Employment Area.

SLAA Reference 69

Category: 2

Yield: 4

Density: 35
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	2: Established single uses
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Existing dwellings leased out on assured shorthold tenancies. Therefore it is assumed vacant possession can be achieved to enable redevelopment. Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS76	Site Name	Land South West of 203 Main Road, Great Leighs, Chelmsford
SLAA Reference	70	Observations	Walnut Tree Cottage, 203 Main Road, is Grade II listed (2/933) to the northern boundary of the site entrance.
Category:	2		
Yield:	2		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary
Other Suitability Considerations	Careful consideration of relationship with listed cottage
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS78	Site Name	Staceys, School Lane, Broomfield, Chelmsford, Essex
SLAA Reference	72	Observations	Footpah FP 13BRF runs North-South through centre of site. FP 14 BRF runs through Eastern portion of site. FP 29BRF contained within centre of the site. FP 30BRF runs along Western edge and into centre of the site. Grade II listed building CBC/00248 within site. Registered parks and gardens: 1000354 to the South of site.
Category:	2		
Yield:	1020		
Density: (per ha)	40		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Relationship with designated heritage assets
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS79	Site Name	Montpelier Farm, Blasford Hill, Little Waltham, Chelmsford, Essex
SLAA Reference	73	Observations	Footpath FP 29LTW runs along Western boundary of site. TPO/2001/040 and TPO/1983/009 adjacent to North of the site. TPO/2004/065 adjacent to South of site. Archaeological Site ARCSIT/1840 within site. Site lies within a 'final stage sand and gravel' buffer zone.
Category:	2		
Yield:	244		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary
Other Suitability Considerations	Archaeological Site ARCSIT/1840 within site.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Site Assessment Details

Council Reference	CFS80	Site Name	Land South West of 217 Chignal Road, Chignal Smealy, Chelmsford, Essex
SLAA Reference	74	Observations	Level site.
Category:	1		
Yield:	16		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS81	Site Name	Chantry Farm, Chantry Lane, Boreham, Chelmsford, Essex
SLAA Reference	75	Observations	Footpath FP 20BOR runs along Northern boundary of the site. Site falls within a 'permitted active sand and gravel buffer zone'.
Category:	2		
Yield:	349		
Density: (per ha)	35		

Site performs well against suitability criteria

Site performs well against availability criteria

Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS82	Site Name	Land South West of Bethel Baptist Church, Chignal Road, Chignal Smealy, Chelmsford, Essex
SLAA Reference	76	Observations	Level site. PROW 215-45 runs through the south of the site. FP 45CFD runs through South of site. FP 32CHG ends at boundary of site. Tree preservation order TPO/1989/060 adjacent to Eastern boundary of site. Grade II listed building CBC/00171 adjacent to East of site.
Category:	1		
Yield:	48		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - small, greenfield, Key Rural Villages in the green gap where surbaban style housing is present	

Site Assessment Details

Council Reference	CFS83	Site Name	Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford Essex
SLAA Reference	77	Observations	Site promoted for a mix of uses. Vast, gently undulating site which also falls within Little Baddow, Sandon and Boreham. Number of footpaths that traverse the site. There is also a bridleway that runs through the site and National Cycle Route 1. Footpaths FP 25SAN, 17LBD, 2SAN, 14LBD, 15LBD, 16LBD, 69LBD, 13LBD, 11LBD, 12LBD run through the Site. FP 18SPR, 37BOR, 4DAN and 1DAN run adjacent to site. Local Wildlife Sites: Sandon Riverside, CH101 adjacent to West of site; Waterhall Meadows, CH115 surrounded by site; River Chelmer, CH109 adjacent to North West of site; Boreham Meads, CH125 adjacent to North of site; New Lodge Meadow, CH122 adjacent to East of site. Green Wedge: River Chelmer/Blackwater Navigation East covers South West area of site. There is no ancient woodland within the site area, although two areas of ancient woodland are located on the eastern boundary of the site, with the larger of these known as Hall Wood, and a smaller area situated just to the south of Hall Wood. Other areas of ancient woodland in the surrounding local area are located further east include Blake's Wood and Longwood Common. These areas are also designated Sites of Special Scientific Interest (SSSI), a small part of the boundary of which adjoins the eastern site boundary of the Hammonds Farm land holding. The Waterhall Meadows nature reserve lies within the site area. Grade II listed Locks adjacent to site: CBC/00243, CBC/00244, CBC/00848. Grade II listed buildings within site: CBC/00653, CBC/00658, CBC/00654. The flood plains of the Chelmer valley have potential for preserving archaeological peat deposits and other sensitive environmental deposits. Recent archaeological site investigations undertaken on land adjacent to the Chelmer, along the route of a new pipeline, uncovered significant prehistoric archaeology. Therefore, some potential exists at this site for archaeological interest dating from the Iron Age, Roman and Anglo-Saxon periods. Archaeological Site: ARCSIT/1420 within site and ARCSIT/1460, ARCSIT/1450, ARCSIT/1470 and ARCSIT/ 1310 adjacent to site. Priority 4 contaminated land within site: SOPC000473, SOPC000141, SOPC000498, SOPC000497, SOPC000140, SOPC000139.
Category:	2		
Yield:	3115		
Density: (per ha)	40		
			Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	1: 25% - 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Whilst approximately 27% of the site falls within Flood Zone 3a, the majority of the site is located within Flood Zone 1 (approximately 70%).
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - single willing owner	
Other Availability Considerations	Existing uses can be relocated
	Site is available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS88	Site Name	Site At Fenn Roundabout, Burnham Road, South Woodham Ferrers, Chelmsford
SLAA Reference	82	Observations	Generally level site. Local Wildlife Site: Woodham Fen North, CH143 to the South of the roundabout. Site falls within RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Grade II listed building: CBC/00938 opposite site. Site adjacent to B1012.
Category:	2		
Yield:	26		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Grade II listed building: CBC/00938 opposite site
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential) given the site's location on the edge of South Woodham Ferrers where flatted development would be out of character.

Site Assessment Details

Council Reference	CFS90	Site Name	Land at 87 Main Road, Great Leighs, Chelmsford, Essex
SLAA Reference	84	Observations	Tree Preservation Orders: TPO/2003/098 - trees could be retained alongside development. TPO/2001/044 adjacent to North of site. Site falls within SSSI- River Ter buffer zone. Generally level site. Grade II listed building: CBC/0085 adjacent to South of site.
Category:	1		
Yield:	22		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS91	Site Name	Land East of Drakes Farm, Drakes Lane, Little Waltham, Chelmsford, Essex
SLAA Reference	85	Observations	Level, vacant site - historically a base for the US military in WWII. Whilst the buildings have all but gone the slabs and foundations remain. Tree Preservation Order TPO/2003/076 covering majority of site (site has been discounted to reflect this) . Also TPO/1990/043.
Category:	3		
Yield:	8		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	1: Poor achievability (cannot be used in first ten years)
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A mix of Typology 11 (location and density) and Typology 8 (gross to net) However in this case, surrounding use and proposed mix of uses including B2, are likely to create a significant noise which will impact on market desirability.

Site Assessment Details

Council Reference	CFS93	Site Name	Land West of Back Lane and West of Playing Fields, East of Ford End, Ford End, Chelmsford
SLAA Reference	87	Observations	Gently sloping site. Footpath FP 19GTW runs alongside Northern boundary of Southern section of site.
Category:	1		
Yield:	120		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Site Assessment Details

Council Reference	CFS94	Site Name	Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield, Chelmsford Essex
SLAA Reference	88	Observations	Proposed for a mix of uses. The majority of the site comprises open undeveloped grassland and small areas of woodland. Part of the site is occupied by a golf course and associated golf club buildings, hotel accommodation and leisure and conference/function uses. Footpaths FP 53LTW, 37BRF and 42LTW cross Southern area of site. FP 39LTW, 32LTW, 33LTW, cut through central portion of site. FP 34LTW, 35LTW, 27LTW cut through Northern section of site. Bridleway 55LTW runs between two Northern sections of the site. FP 37LTW runs to North Eastern boundary of site. FP 28LTW runs adjacent to North Western boundary of site. Byway 51LTW runs to Western boundary of site. Essex Wildlife Trust Nature Reserve: Little Waltham Meadows covers South Western part of site and runs adjacent to Western boundary. Local Wildlife Sites: CH76 covers South Western part of site and runs adjacent to Western boundary; CH83 covers Southern area of the site; CH67 adjacent to Northern boundary of site; CH71 within 100m of Northern boundary of site. Green Wedge covers Western half of site. TPOs: TPO/2006/017 and TPO/1999/016 within South West of site. TPO/1990/041 within South Eastern area of site. TPO/1990/057, TPO/2003/007, TPO/1991/017, TPO/2002/010 and TPO/1990/050 within central portion of site. TPO/2002/047, TPO/1994/016, TPO/2002/010 and TPO/1991/017 within or adjacent to Northern section of site. Grade II listed buildings: CBC/00719, CBC/00974, CBC/000718, CBC/00734, CBC/00725 within site. Little Waltham Conservation Area adjacent to Northern boundary of site. A number of potentially contaminated areas on site: Priority 3 Contaminated Land: SOPC000839, SOPC000840, SOPC000527. Contaminated Land Priority 2: SOPC000248. Historic Landfill: EAHLD01001, EAHLD01721, EAHLD00472, EAHLD31126. ECC Contaminated Land: PRCHL10, CHL418
Category:	2		
Yield:	1525		
Density: (per ha)	40		

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Grade II listed buildings: CBC/00719, CBC/00974, CBC/000718, CBC/00734, CBC/00725 within site. Little Waltham Conservation Area adjacent to Northern boundary of site.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner(s)	
Other Availability Considerations	Promoters of site have confirmed that existing uses can be relocated / accommodated.
	Site is available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS98	Site Name	Site South of Woodhouse Lane and East of North Court Road, Little Waltham, Chelmsford, Essex
SLAA Reference	92	Observations	Site also falls within Little Waltham parish. Undulating site. Tree Preservation Order TPO/2005/051 along Southern boundary of site. Site partially falls within the 'final stage sand and gravel' buffer zone.
Category:	1		
Yield:	45		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS99	Site Name	Land South of A414 and North of Sandon Village, Maldon Road, Sandon, Chelmsford, Essex
SLAA Reference	93	Observations	Level site. Grade II listed buildings: CBC/00821, CBC/00820 and CBC/00828 adjacent to site. Sandon Conservation Area adjacent to South of site. Site falls within the buffer zone of 'permitted active sand and gravel'.
Category:	1		
Yield:	393		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Site Assessment Details

Council Reference	CFS100	Site Name	Land North and South of Sandon School Molrams Lane Sandon Chelmsford Essex
SLAA Reference	94	Observations	Generally level site. Grade II listed Grace's Cross on eastern boundary of site. Site partially falls within 'final stage sand and gravel' buffer zone.
Category:	2		
Yield:	237		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Issues identified only cover a relatively small proportion of the site. Therefore a significant proportion of the site is highly suitable. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Site Assessment Details

Council Reference	CFS102	Site Name	Land at Garage Block and West of 5 to 11 Cards Road, Sandon, Chelmsford, Essex
SLAA Reference	96	Observations	Level site. Footpath FP 3SAN runs along the Northern boundary of the site and then cuts through the Western portion and runs along the South of the site. Tree Preservation Order TPO/2000/056 in South Eastern corner of site. Grade II* listed Rectory to the north of the site. Sandon Conservation Area adjacent to the North of site.
Category:	2		
Yield:	139		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	0: Achieving a suitable access is likely to be subject to major constraints
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Due to access constraints
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Additional land required to achieve access
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Site Assessment Details

Council Reference	CFS103	Site Name	Land East of The Willows East Hanningfield Road Rettendon Chelmsford Essex
SLAA Reference	97	Observations	Public Footpath 8RET running along southern boundary of site. Site falls within buffer zone for RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	1		
Yield:	18		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS104	Site Name	Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex
SLAA Reference	98	Observations	Tree Preservation Order TPO/2006/001 present within the site. Site is within the buffer zone for SSSI - Danbury Common, Thrift Wood Woodham Ferrers. RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Outline application submitted on site.
Category:	1		
Yield:	122		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS105	Site Name	Land East of nos. 170-194 Main Road, Great Leighs, Chelmsford
SLAA Reference	99	Observations	Generally level site. Footpath 21GLL runs through site. Essex Wildlife Trust Nature Reserve within site. Essex Local Wildlife Site and ancient woodland adjoin site at south eastern corner. Tree Preservation Orders TPO/2003/028, TPO/2014/031 cover a number of trees on the site.
Category:	1		
Yield:	110		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary
Other Suitability Considerations	Constraints only apply to a relatively small proportion of the site.
	Site is highly suitable

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS106	Site Name	Land east of Plantation Road Boreham Chelmsford
SLAA Reference	100	Observations	Public footpaths 38BOR and 39BOR on northern and eastern boundaries.
Category:	1		
Yield:	170		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS107	Site Name	Land South East of the Yard Old Bell Lane Rettondon Chelmsford Essex
SLAA Reference	101	Observations	Generally level site. Bridleway 15RET runs adjacent to west boundary of site and forms part of access on Old Bell Lane. Public Footpath 11RET runs adjacent to eastern boundary. Site falls within buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	1		
Yield:	22		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS114	Site Name	Southfields, School Road, Good Easter, Chelmsford, Essex
SLAA Reference	108	Observations	The Good Easter Conservation Area abuts the site on its eastern boundary.
Category:	1		
Yield:	15		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS115	Site Name	The Blue House, Chignal Road, Chignal Smealy, Chelmsford, Essex
SLAA Reference	109	Observations	Tree Preservation Order TPO/2002/019 runs along Southern edge of site. Site falls within buffer zone of SSSI - Blake's Wood & Lingwood Common.
Category:	1		
Yield:	30		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS116	Site Name	Land East of 1-15 Millfields, Danbury, Chelmsford, Essex
SLAA Reference	110	Observations	Site falls within buffer zone for SSSI - Woodham Walter Common, Blake's Wood & Lingwood Common, Danbury Common.
Category:	1		
Yield:	87		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference CFS117 **Site Name** BAE Works, West Hanningfield Road, Great Baddow, Chelmsford

Observations Site promoted for a mix of uses. The BAE site is located on the southern edge of Great Baddow (as shown on accompanying Site Location Plan), partly within the defined Urban Area and an allocated Employment Area and partly within the Metropolitan Green Belt. Footpath FP 23GBD runs along Northern boundary of site.

SLAA Reference 111

Category: 2

Yield: 183

Density: 30
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Existing uses relocated or site phasing required to bring forward development.
Site is potentially available	

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Site Assessment Details

Council Reference CFS119 **Site Name** Land East of the Crescent, Little Leighs, Chelmsford, Essex

Observations Site has been put forward for retail development. Level site.

SLAA Reference 113

Category: 1

Yield: 43

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) Site most closely reflects Typology 18 - small, brownfield, District Wide (A1 - Convenience retail only)

Site Assessment Details

Council Reference	CFS120	Site Name	Land North West of Longlands Farm, Boreham Road, Great Leighs, Chelmsford
SLAA Reference	114	Observations	Footpath FP 22GLL runs through centre of the site. FP 21 GLL runs along Eastern boundary and then cuts through South East corner of site. FP 23GLL runs to Eastern boundary of site. The Sandylay and Moat Woods Nature Reserve is located immediately north-east of the site. Tree Preservation Order TPO/2014/031 along Northern boundary of site. TPO/1975/002, TPO/2001/047, TPO/2000/036 along Eastern boundary. Local Wildlife Site CH93 adjacent to North East of site. Essex Wildlife Trust Nature Reserve OBJECTID 13 adjacent to North East of site.
Category:	1		
Yield:	294		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS121	Site Name	Ash Tree House, Boyton Cross, Roxwell, Chelmsford, Essex
SLAA Reference	115	Observations	Site is proposed for employment uses only. Footpath FP 34ROX runs along Eastern border of site. Site falls within buffer zone for 'final stage sand and gravel' site.
Category:	2		
Yield:	0		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
Site most closely reflects Typology 15 (Managed workspace only), Typology 16 - (B2 - General Industry only) and Typology 17 - (B8 - Storage or Distribution only). Site promoted for employment uses.	

Site Assessment Details

Council Reference	CFS125	Site Name	Land North of Cranham Road Little Waltham Chelmsford Essex
SLAA Reference	119	Observations	Site proposed for Employment B1; Employment B2; Employment B8 uses. Public footpath 2LTW along southeastern border of the site. Public footpath 47LTW to north of site. Individual and woodland TPOs within and adjoining the site. TPO/2003/076, TPO/1990/043, TPO/2003/076, TPO/2000/038. Site falls within 'final stage' sand and gravel area.
Category:	3		
Yield:	0		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	1: Poor achievability (cannot be used in first ten years)
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Site is adjacent to existing industrial estate and therefore will affect values for residential development. Site most closely reflects Typology 11 for location and Typology 10 for gross to net ratio and density.

Site Assessment Details

Council Reference CFS128 **Site Name** Bolding Hatch Business Centre Bishops Stortford Road Roxwell Chelmsford

Observations Site proposed for employment uses.

SLAA Reference 122

Category: 3

Yield: 0

Density: 30
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site face significant achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	1: Poor achievability (cannot be used in first ten years)
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Site most closely reflects Typology 15 - small, greenfield, District Wide (Managed workspace only). Site promoted for employment

Site Assessment Details

Council Reference	CFS130	Site Name	Land South and South East of East Hanningfield Village East Hanningfield Chelmsford Essex
SLAA Reference	124	Observations	Site proposed for a mix of uses. Public footpaths 10EHF, 11EHF crossing eastern parcel and 16 EHF crossing western parcel of site. Site falls within buffer zone of SSSI - Thrift Wood, Woodham Ferrers, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Tree preservation order TPO/2014/014 on western boundary, TPO/1984/019 within eastern parcel. Group of Listed Buildings and conservation area to north of site. Single listed building to south of site.
Category:	1		
Yield:	839		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Site Assessment Details

Council Reference	CFS131	Site Name	Land North and South of East Hanningfield Road, South and East of How Green Sandon Chelmsford Essex
SLAA Reference	125	Observations	Public footpaths 17SAN crosses the land parcel north of East Hanningfield Road. Tree preservation order TPO/2001/126 on northern boundary of southern parcel. TPO/2007/14,15 and 16 adjacent to southern boundary of northern parcel. Site falls within gas pipeline buffer zone.
Category:	1		
Yield:	1023		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	3: Site 200m - 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Site Assessment Details

Council Reference	CFS132	Site Name	Land surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex
SLAA Reference	126	Observations	Public Footpaths 14EHF, 16EHF, 17EHF and 18EHF cross the site. Site falls within buffer zone of SSSI - Hanningfield Reservoir, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Tree preservation order TPO/2006/007 within complex of farm buildings. Highlands, Lodge and Bonteels Farmhouse are Grade II listed properties. Site near to AQMA but not within 800m.
Category:	2		
Yield:	282		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Only a small proportion within Flood Zone 2. However a number of listed properties on sites which require careful treatment
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Existing uses can be either accommodated within the development or relocated.
	Site is available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Site Assessment Details

Council Reference	CFS137	Site Name	Land West of Farrow Road Chelmsford Essex
SLAA Reference	131	Observations	Site proposed for employment uses only. Public footpath 37CFD running along southern border of the site. Site is adjacent to Hylands Park - Registered Park and Garden.
Category:	2		
Yield:	0		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	0: Site wholly within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 17 - medium, greenfield, District Wide (B8 - Storage or Distribution only)	

Site Assessment Details

Council Reference	CFS139	Site Name	NE Chelmsford - Boreham Airfield/Park Farm
SLAA Reference	133	Observations	Significant site proposed for a mix of uses which also falls within Springfield and Little Waltham parishes. Public Footpaths 7BOR, 8BOR, 16BOR, 48BOR, 21BOR cross the site. 33LTW adjacent at north west corner. Site covers Belsteads Farm wildlife protection area (Wildlife Site [LoWS]) and in part Essex Wildlife Trust Nature Reserve) . There is a wildlife protection area (Wildlife Site [LoWS]) adjoining the south east boundary of the site which extends to Waltham Road. Site also falls within buffer zone of SSSI and RAMSAR. Within the site Barn about 850m east north east of New Hall Grade II Ref: 1263960 Legacy UID: 429151 Adjacent to or within close proximity of the site Mount Maskalls Grade II Ref: 1338402 Legacy UID: 112438 Peverals Farmhouse Grade II Ref: 1338513 Legacy UID: 112839 Wallaces Farmhouse Grade II Ref: 1306387 Legacy UID: 112446 Brent Hall Grade II Ref: 1122185 Legacy UID: 112448 The Ginn House to the south east of Brent Hall Grade II - Ref: 1264128 Legacy UID: 428639 Great Holts Farmhouse Grade II Ref 1122186 Legacy UID: 112450 Bulls Lodge Grade II Ref 1122224 Legacy UID: 112436 Barn at Bulls Lodge Grade II Ref: 1169571 Legacy UID: 112437. Permitted active sand and gravel area within site and final stage sand and gravel buffer zone.
Category:	2		
Yield:	7054		
Density: (per ha)	40		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Phasing of mineral workings and ability to safeguard area for highway improvements is feasible and acknowledged by those promoting the site Site is available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference CFS141 **Site Name** Land North West of the Crescent Little Leighs Chelmsford Essex

Observations Level site. Site falls within buffer zone of SSSI - River Ter.

SLAA Reference 135

Category: 2

Yield: 78

Density: 35
(per ha)

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS145	Site Name	Land East of Plantation Road and West of Church Road Boreham Chelmsford Essex
SLAA Reference	139	Observations	Level site. Public Footpath 40BOR crossing southern portion of site. 39BOR and 38BOR running north south across site. 34/BOR in south west corner. Grade II Listed Shottesbrook Grade II Listed Barn north east of Old Hall Grade II Listed Old Hall Grade II Listed Babylon.
Category:	1		
Yield:	275		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS148	Site Name	Land North of Cuton Hall Lane Chelmer Village Springfield Chelmsford Essex
SLAA Reference	142	Observations	Site being promoted for a mix of residential and a range of employment uses. Protected trees and woodland TPO/2004/010. Opposite the site at the junction of Chelmer Village Way and Cuton Hall Lane are two Grade II Listed buildings. Also adjacent to Iron Age Earthworks.
Category:	2		
Yield:	32		
Density: (per ha)	45		

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

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	0: Site wholly within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages	

Site Assessment Details

Council Reference	CFS151	Site Name	Land South and East of Springwood Mashbury Road Chignal St James Chelmsford Essex
SLAA Reference	145	Observations	Generally level site. Falls within the buffer zone for 'final stage sand and gravel' area.
Category:	1		
Yield:	7		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS152	Site Name	Land North of Ash Tree House Boyton Cross Roxwell
SLAA Reference	146	Observations	Public Footpath 66ROX running along northern boundary. Priority 3 Contaminated Land adjacent to south SOP000836. Site falls within final stage sand and gravel buffer zone.
Category:	1		
Yield:	58		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	0: Site wholly within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS155	Site Name	Land North of Nurses Cottage North Hill Little Baddow Chelmsford Essex
SLAA Reference	149	Observations	Site within buffer zone of SSSI - Woodham Walter Common. TPO/2003/088 covers the whole site.
Category:	3		
Yield:	0		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	TPO covers the whole site.
	Site faces significant suitability constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS156	Site Name	Land South West of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford
SLAA Reference	150	Observations	Footpath 21BRF runs through middle of site. TPO/2003/004 and TPO/2002/020 just outside southern boundary.
Category:	1		
Yield:	228		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS157	Site Name	Land North West of Pennyfields, Parsonage Green, Broomfield, Chelmsford.
SLAA Reference	151	Observations	Footpaths 13BRF, 29BRF, 14BRF, 30BRF pass through site. Site surrounds Staceys Farm which is Grade II listed.
Category:	1		
Yield:	971		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS158	Site Name	Land South of St Annes, Priory Road, Bicknacre
SLAA Reference	152	Observations	Site falls within the buffer zone of SSSI - Danbury Common, SSSI - Thrift Wood, Woodham Ferrers.
Category:	1		
Yield:	161		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS159	Site Name	Field South of Jubilee Rise, Danbury, Chelmsford
SLAA Reference	153	Observations	Site falls within buffer zone of SSSI - Woodham Walter Common, SSSI - Blake's Wood & Lingwood Common. SSSI - Danbury Common. Essex wildlife trust nature reserve adjacent to the site's western boundary. Site falls within the 'final stage sand and gravel' buffer zone.
Category:	1		
Yield:	45		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS160	Site Name	Land North of Boreham Industrial Estate, Waltham Road, Boreham, Chelmsford
SLAA Reference	154	Observations	Generally level site. Site proposed for B1, B2 ad B8 uses. TPO/1998/019 passes close to western boundary but not within the site.
Category:	2		
Yield:	0		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Site unsuitable for residential development due to adjacent industrial estate
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 15 - small, greenfield, District Wide (Managed workspace only), 16 medium, greenfield, District Wide (B2 - General Industry only) and 17 medium, greenfield, District Wide (B8 - Storage or Distribution only)

Site Assessment Details

Council Reference	CFS161	Site Name	185 New London Road, Chelmsford
SLAA Reference	155	Observations	Level site. Site falls within New London Road Conservation Area.
Category:	2		
Yield:	7		
Density: (per ha)	65		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	3: Site 200m - 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
Site most closely reflects Typology 3 - Small, brownfield site,Urban Area (Residential) though demolition costs associated with redeveloping the site	

Site Assessment Details

Council Reference	CFS163	Site Name	Land North side of Ladywell Lane, Sandon, Chelmsford
SLAA Reference	157	Observations	Level site. TPO/2015/001 on northern boundary and part of eastern boundary. Site falls within 'permitted active sand and gravel' buffer zone.
Category:	2		
Yield:	4		
Density: (per ha)	30		

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

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Not all of the site in promoter's control
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference CFS164 **Site Name** Land South of former Sandon Centre, Woodhill Road, Sandon, Chelmsford

Observations

SLAA Reference 158

Category: 1

Yield: 24

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS165	Site Name	Land known as North West Quadrant, West of Avon Road, Chelmsford
SLAA Reference	159	Observations	Footpaths 26WRT, 25WRT are within the site. TPO/1990/024 on northern edge of site. TPO/1989/006 on eastern boundary. Open space just beyond eastern boundary of the site.
Category:	1		
Yield:	2502		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Constraints only relate to a relatively small proportion of the site, given its significant scale.
	Site is highly suitable

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS167	Site Name	Crouch Vale Nurseries, Burnham Road, South Woodham Ferrers, Chelmsford
SLAA Reference	161	Observations	Site is proposed for retail and community uses and current planning application submitted. Site within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3) TPO opposite site just within area shown for access 2009/055 and 056. Listed building opposite site Tabrums CBC 00941.
Category:	1		
Yield:	0		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS168	Site Name	Hills Yard, Beachs Drive, Chelmsford
SLAA Reference	162	Observations	Footpath FP 44CFD to south Cycle route 40 to south. TPO 2002/120 to east. Some archaeology present on the site: Arcsit1040. Site falls within 'final stage sand and gravel' buffer zone.
Category:	2		
Yield:	7		
Density: (per ha)	35		

Site performs well against suitability criteria

Site performs well against availability criteria

Site face some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential) as it falls within the outer fringe of Chelmsford in the green gap where suburban housing is present. Redevelopment of commercial site including any remediation.

Site Assessment Details

Council Reference CFS169 **Site Name** 4 Pitfield, Great Baddow, Chelmsford, Essex

Observations TPO 2001/022 to north and south boundaries.

SLAA Reference 163

Category: 2

Yield: 10

Density: 65
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	0: Site within 200m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential). However scroe also reflects demolition of existing buildings and redevelopment costs.

Site Assessment Details

Council Reference	CFS173	Site Name	Land Adjacent Danbury Mission, Evangelical Church, Maldon Road Danbury, Chelmsford, Essex
SLAA Reference	165	Observations	Site falls within buffer zone of SSSI - Woodham Walter Common, SSSI - Danbury Common. TPO 2002/007 along frontage and Local Wildlife Site LOW575 CH 137 adjacent to the site. Site falls within the Danbury Conservation area
Category:	1		
Yield:	10		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS178	Site Name	Greenacres, Domsey Lane, Little Waltham, Chelmsford, Essex
SLAA Reference	170	Observations	Site falls entirely within an area identified as a permitted and final stage sand and gravel site. Local Wildlife Site LOW 652 Ch 83 adjacent.
Category:	3		
Yield:	0		
Density: (per ha)	75		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio. However active sand and gravel site.

Site Assessment Details

Council Reference	CFS181	Site Name	Land North and South of Brick Barns Farm, Broomfield, Chelmsford
SLAA Reference	173	Observations	Site proposed for a mix of uses. Footpath s13BRF,9brf, 3 BRF,11BRF,10BRF are all contained within the site. TPO 2003/055 in place on site. Heritage assets: St Marys Church CBC/00272, Broomfield Hall CBC oo273 and also site within Broomfield Conservation area. Potential archaeology on site with Arcsit 1890 1900 falling within the site.
Category:	1		
Yield:	2040		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS182	Site Name	Land North and South of Brick Barns Farm, Mashbury Road, Chignal St James, Chelmsford, Essex
SLAA Reference	174	Observations	(Also falls within Chignal and Writtle Parishes) Public rights of way 31 CHG 32CHG, 29WRT 25 WRT 26CHG all cross the site. TPO 2004/045 on site boundary. Listed heritage assets: CBC 00116 Brick Barns to south CBC 00115 Chobbings Farm to north east.
Category:	1		
Yield:	780		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS183	Site Name	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield Chelmsford, Essex
SLAA Reference	175	Observations	(Also falls within Chignall parish) PROWs on site 21BRF 45CHG 35CHG. TPOs relevant to the site: 1986/025 2014/019 2002/129 2001/026 2008/011. Listed heritage assets: CBC 00114 Chobbings 00290 Priors 00292 Parsonage Farm 00293 Broomfield Place. Potential archaeology: 4 sites to eastern parcel of site - SOPC_ID SOPC000600, SOPC_ID SOPC000887 SOPC_ID SOPC000802. Site falls within 'final stage sand and gravel' buffer area.
Category:	1		
Yield:	1317		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS185	Site Name	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham, Chelmsford, Essex
SLAA Reference	177	Observations	Public footpath 29 LTW within the site. Listed heritage assets of 00715 Foxes and maltings 00714 00733 Runnymede Cottage and house to east of the site.
Category:	1		
Yield:	483		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary
Other Suitability Considerations	Whilst listed buildings present within and on the edge of the site, the scale of the site allows this to be taken into account. Site is highly suitable

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS188	Site Name	Danecroft, Woodhill Road, Danbury, Chelmsford, Essex
SLAA Reference	180	Observations	Site within buffer zone for SSSI - Woodham Walter Common, SSSI - Blake's Wood & Longwood Common, SSSI - Danbury Common. Site is in view of grade II listed The Cricketers Arms and Poplars Penny Royal Road Danbury, and also adjacent to Danbury conservation area. Site falls within 'final stage sand and gravel' buffer zone.
Category:	1		
Yield:	26		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS189	Site Name	Land North West of Montpelier Villa, Main Road, Little Waltham, Chelmsford, Essex
SLAA Reference	181	Observations	Larely unconstrained site. Site falls within 'final stage sand and gravel' buffer zone.
Category:	1		
Yield:	9		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS190	Site Name	Land East of 1-15 Millfields, Danbury, Chelmsford
SLAA Reference	182	Observations	Site within buffer zone for SSSI - Woodham Walter Common, SSSI - Blake's Wood & Longwood Common, SSSI - Danbury Common.
Category:	1		
Yield:	88		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS195	Site Name	Land South East of 36 Castle Close and North West of 42 Catherines Close
SLAA Reference	187	Observations	A bridleway, 12GLL, runs along Castle Close. 200 m to the north of the site connecting Boreham Road with Main Road. Site falls within the buffer zone of SSSI - River Ter. A row of protected oak trees adjoins the northwestern corner of the site, ref TPO/2009/044.
Category:	1		
Yield:	66		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS197	Site Name	Former Industrial Site, Rignals Lane, Galleywood, Chelmsford
SLAA Reference	189	Observations	Two walnut trees on site protected by TPO/2006/069. Also a row of trees protected by a group TPO under the same reference number. Rows of trees along the footpath to the north and north east of the site are also protected by group TPO/2006/64. Site is adjacent but not within the Green Wedge and the Green Belt. Canon Leys Farmhouse to the south west of the site is Grade II listed: CBC/00520.
Category:	1		
Yield:	44		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	0: Site has bad neighbours with no potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	1: Established multiple uses
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Remaining users can be relocated prior to redevelopment of the site
	Site is available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS200	Site Name	Land north and south of 19 and 21 Lordship Road Writtle
SLAA Reference	192	Observations	Footpath 21WRT runs from east to west further south of the site. Three trees protected by TPO/2000/58 within the southern parcel. Barn South of Writtle College is Grade II* listed, ref CBC/00167 and a Scheduled Monument. It is located 34 m to the north of the site. The edge of Writtle Conservation Area is located 65 m away from the southernmost parcel. Archaeology: Barn South of Writtle College is an archaeological site.
Category:	2		
Yield:	37		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Sensitivities around designated heritage assets.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS204	Site Name	Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs
SLAA Reference	196	Observations	Footpath 2GLL runs in the northern part of the site, Footpath 8GLL, 11GLL and 13GLL cut through the south western corner of the site and Footpath 10GLL runs along the edge of a short section of the site. TPOs within the site which includes a small ancient woodland which has been designated as a SINC site. Within the buffer zone of SSSI - River Ter. Ancient Woodland Fair Wood in the centre of the site. Also Ancient Woodland Busy Woods on the eastern boundary of the site. This woodland is also a local wildlife site. Trees on or adjacent to the site are protected by TPO/2005/38, TPO/2001/100, TPO/2007/116, TPO/2001/083 and TPO/2005/037. Local Wildlife Site Dumney Lane Woods within the site. Moulsham Hall house and barns are listed grade 2, ref CBC/0471. Hump Cottage, ref CBC00/499 and Stone Hall CBC/00498 are Grade II listed and within the site. Site partially falls within the preferred mineral plan allocation buffer zone, permitted sand and gravel area (and buffer) and safeguarded mineral area. Area of mapped site which contains the racecourse has been discounted.
Category:	2		
Yield:	1695		
Density: (per ha)	40		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary
Other Suitability Considerations	Numerous heritage assets on site.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS206	Site Name	Land South East of Sandpit Cottage Holybread Lane Little Baddow
SLAA Reference	198	Observations	Footpath 61LBD runs parallel to the site 130 m to the west. Site falls within the buffer zone of SSSI - Woodham Walter Common, SSSI - Blake's Wood & Lingwood Common. Across Holybread Lane is an oak tree protected by TPO/2006/78, Close to the eastern boundary of the an oak tree protected by TPO/1976/005. Pilgrims on Holybread Lane is a Grade II listed building 65 m to the east of the site, ref CBC/00642.
Category:	1		
Yield:	54		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS207	Site Name	Land to the East of Bulls Lodge Farm Generals Lane Boreham
SLAA Reference	199	Observations	Bridleway 23BOR runs along the southern boundary of the site. Heritage assets: Bulls Lodge: Grade II Listed building. List ID: 1122224, CBC/00261 and Barn at Bulls Lodge CBC/00262 to the west of the site. New Hall School, Grade 1 listed, CBC/00258 370 m to the west situated within a Park and Garden of Special Historic Interest. Site falls within a permitted active sand and gravel buffer zone.
Category:	1		
Yield:	30		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	0: Achieving a suitable access is likely to be subject to major constraints
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS208	Site Name	Land at Manor Farm Sandford Mill Lane Great Baddow Chelmsford
SLAA Reference	200	Observations	Footpath 5, 2 and 8GB run through the site. There are also several footpaths in the vicinity incl 71 GBD to the west, 18SPR and 21SAN to the north. A group of trees protected by TPO2000/008 in the southern part of the site. Three trees protected by TPO/2006/049 and TPO/1985/024 in the front gardens of 142 and 142a Maldon Road. Essex Wildlife Sites Chelmsford Watermeadows, River Chelmer and Sandon Riverside adjoins the site to the north, northwest and north-east. Entire site within River Chelmer/Blackwater Navigation East Green Wedge. Grade II listed Barnes Mill Lock CBC/00567 and Barnes Mill House CBC/00320 are located close to north western corner. Prentices Farm Mill Grade II listed, CBC/00859 are located north of the site and Brook End Bridge, Grade II listed, CBC/00849 to the east of the site. Northern half of the site is located within Chelmer and Blackwater Navigation Conservation Area. An archaeological site near eastern boundary (ARCSIT/1480) and one outside the boundary ARCSIT/1460 and another away ARCSIT/1430. Site falls within gas pipeline area and buffer, Site also falls within buffer zone for 'final stage sand and gravel'
Category:	3		
Yield:	608		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	1: 25% - 50% of site area is within Flood Zone 3a
AQMA Constraints	3: Site 200m - 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location.

Site Assessment Details

Council Reference	CFS209	Site Name	Land east and West of Beaumont Otes, Chignal Road, Chignal Smealy, Chelmsford
SLAA Reference	201	Observations	Also within Chignal parish. Site being proposed for mixed use including residential and employment uses. Footpath 28CHG runs across east portion of the site where it joins footpath 5BRF in the NE corner. Footpath 37CHG runs from the road across the centre of the west portion of the site where it then joins footpath 26CHG which runs N to S through the centre of the site and footpath 27CHG which runs to the west.
Category:	1		
Yield:	950		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential).	

Site Assessment Details

Council Reference	CFS210	Site Name	Land West of Beaumont Oates Cottage Chignal Road Chignal Smealy Chelmsford
SLAA Reference	202	Observations	Site proposed for mixed residential and employment scheme. Footpath 35CH G starts to the east of the site across Chignal Road, Footpath 28CHG, 37CHG and 26CHG run in the vicinity. Chobbings Farm House 125 m to the south of the site is Grade II* listed, CBC/00113, Barn at Chobbings Farm Grade II listed, CBC/00115 and Granary Chobbings Grade II listed, CBC/00114.
Category:	1		
Yield:	37		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS216	Site Name	Land South of Church of England Primary School, Main Road, Ford End, Chelmsford
SLAA Reference	208	Observations	Footpath 98GTW ends on the opposite side of the main road to the NE of the site.
Category:	1		
Yield:	113		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Site Assessment Details

Council Reference	CFS222	Site Name	Land South of Elrose, Mayes Lane, Sandon, Chelmsford
SLAA Reference	214	Observations	Footpath 7SAN runs through southern boundary. Site falls within 'permitted active sand and gravel' buffer zone.
Category:	1		
Yield:	28		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS223	Site Name	Land Adjacent and Rear of 188 Main Road, Great Leighs, Chelmsford
SLAA Reference	215	Observations	Group TPO/2000/030 to West edge of site, TPO Polygon TPO/2003/028 & Group TPO/2003/028 to eastern boundary.
Category:	1		
Yield:	8		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS225	Site Name	Brookside Farm, Southend Road, Great Baddow, Chelmsford
SLAA Reference	217	Observations	Footpath 5SAN runs from Ne to SE corner of the site, Footpath 25GBD runs from West boundary to SE corner. Group TPO/2011/021 runs along NE boundary with Tennis Club.
Category:	1		
Yield:	27		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS232	Site Name	Land North East of Meadow Road, Rettendon, Chelmsford
SLAA Reference	224	Observations	Footpaths 19RET runs along the South boundary. 31RET runs along the East boundary. Site falls within buffer zone of SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Public Open Space adjacent to west boundary.
Category:	1		
Yield:	201		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Site Assessment Details

Council Reference CFS239 **Site Name** Land South of The Old Rectory, mashbury Road, Chignal St James

Observations Site falls within buffer zone of gas pipeline.

SLAA Reference 231

Category: 1

Yield: 3

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS243 **Site Name** Play Area, Jubilee Rise, Danbury, Chelmsford

Observations TPO/2006/063 to southern boundary of site.

SLAA Reference 234

Category: 1

Yield: 1

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

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

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference CFS250 **Site Name** Play Area, Cherwell Drive, Chelmsford

Observations Level site

SLAA Reference 235

Category: 1

Yield: 9

Density: 40
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Necessary to relocate owner of existing garage on the site.
Site is available	

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 3 - Small, brownfield site,Urban Area (Residential) and Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential) for form and scale.

Site Assessment Details

Council Reference	CFS251	Site Name	Garage Site, Cherry Garden Road, Great Waltham
SLAA Reference	236	Observations	South and East boundaries adjoin Great Waltham Conservation Area.
Category:	1		
Yield:	11		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS252	Site Name	Former Church Hall, Woodhall Road, Chelmsford
SLAA Reference	237	Observations	Level site. South part of site allocated piece of open space.
Category:	2		
Yield:	19		
Density: (per ha)	65		

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
Site most closely reflects Typology 5 - Small, greenfield site, Urban Area (Residential)	

Site Assessment Details

Council Reference CFS254 **Site Name** Freighter House Depot, Drovers Way, Boreham, Chelmsford

Observations TPO/2000/040 (very small part touches southern boundary of site).

SLAA Reference 238

Category: 2

Yield: 19

Density: 35
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site faces some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	0: Site within 200m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential). However moderate achievability in this case due to proximity to industrial area and dual carriageway.
More likely to remain for employment use.

Site Assessment Details

Council Reference CFS255 **Site Name** Brand and Howes Ltd, 47 Baddow Road, Chelmsford

Observations Site completely within flood zone 3. Contamination likely to be present.

SLAA Reference 239

Category: 3

Yield: 0

Density: 160
(per ha)

Site faces significant suitability constraints

Site faces some availability constraints

Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	0: Treatment expected to be required on the majority of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	0: Over 50% of site area is within Flood Zone 3a
AQMA Constraints	0: Site within 200m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 12 - small, brownfield, Central Chelmsford (Mixed use including residential)

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Observations

SLAA Reference 241

Category: 2

Yield: 50

Density: 65
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS260	Site Name	Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford
SLAA Reference	242	Observations	Galleywood common local nature reserve situated just outside the western boundary of the site.
Category:	2		
Yield:	20		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	Reallocation of Open Space.
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 2 - medium, brownfield site,Central Chelmsford (Residential).
Higher density potential, capacity estimate entered manually.

Site Assessment Details

Council Reference	CFS263	Site Name	Baddow Road Car Park, Baddow Road, Chelmsford
SLAA Reference	245	Observations	Adjacent to Chelmsford Watermeadows Wildlife Site (south west boundary). Adjacent to green wedge on northern boundary. Within Chelmer and Blackwater Navigation conservation area.
Category:	1		
Yield:	100		
Density: (per ha)	160		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Additional land to east included in assessment
	Site is available

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS267	Site Name	Essex Police HQ and Sports Ground, New Court Road, Chelmsford
SLAA Reference	249	Observations	The site is currently Essex Police Headquarters and Police Training School. The site also includes a sports field. Footpath 60CFD runs directly adjacent to the eastern boundary of the HQ buildings. The perimeter of the sports field has several trees which are protected under a Tree Protection Order - number TPO/2011/004.
Category:	3		
Yield:	451		
Density: (per ha)	160		

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

Suitability Criteria

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

Availability Criteria

Availability Details	2: Established single uses
Landowners have advised existing uses are not likely to vacate whole site at present time.	
Other Availability Considerations	Site is unlikely to become available

Achievability

Achievability Details	1: Poor achievability (cannot be used in first ten years)
Site most closely reflects Typology 13 - medium, brownfield, Central Chelmsford (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS273	Site Name	Land South East of Fortune Cottage, School Lane, Great Leighs, Chelmsford
SLAA Reference	255	Observations	Site falls in the buffer zone for SSSI - River Ter. Adjacent to Fortunes Cottage which is grade II listed. Opposite Field View and Creeds Twine which are grade II Listed.
Category:	1		
Yield:	7		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	CFS274	Site Name	Bell Works, Well Lane Danbury, Chelmsford
SLAA Reference	256	Observations	Site falls within buffer zone of SSSI - Woodham Walter Common, SSSI - Blake's Wood & Lingwood Common, SSSI - Danbury Common. Site falls within the 'final stage sand and gravel' buffer zone.
Category:	1		
Yield:	23		
Density: (per ha)	50		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	The current tenants would need to vacate before the buildings were demolished
	Site is available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference CFS275 **Site Name** Moulsham Lodge Community Centre, Waltham Glen, Chelmsford

Observations

SLAA Reference 257

Category: 2

Yield: 30

Density: 65
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	0: Site within 200m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Community Centre being relocated to alternative premises
	Site is available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 5 - Small, greenfield site,Urban Area (Residential)

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS277	Site Name	187 Main Road, Broomfield
SLAA Reference	259	Observations	TPO/2008/011 on northern and southern bounday and middle of site (4 tpo points on GIS) TPO/2008/010 (area over 187 Main Road and near southern part of site. Next to open space (southern boundary). Site adjacent to 189 Main Road which is grade II listed (northern boundary).
Category:	1		
Yield:	32		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	0: Treatment expected to be required on the majority of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference CFS278 **Site Name** County Library Headquarters, Goldlay Gardens, Chelmsford

Observations TPO/2005/025 on western, southern and eastern boundaries.

SLAA Reference 260

Category: 1

Yield: 28

Density: 75
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	The use is being relocated to an alternative premises
	Site is available

Achievability

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

Site Assessment Details

Council Reference	CFS279	Site Name	Writtle Community Association 12-14 Redwood Drive, Writtle
SLAA Reference	261	Observations	Site falls within buffer zone for SSSI - Newney Green Pit. TPO/2008/085 covers a number of trees on site. TPO 2008/082 just outside north eastern boundary.
Category:	1		
Yield:	18		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Community centre will be reprovided prior to conversion of the building
	Site is available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS280	Site Name	Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers
SLAA Reference	262	Observations	Site falls within the buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	1		
Yield:	389		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS281	Site Name	Redes Farm Cottage, Main Road, Great Waltham, Chelmsford
SLAA Reference	263	Observations	TPO/2007/084 over whole site. Redes - Grade II Listed
Category:	3		
Yield:	0		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	TPO affects the whole site.
	Site faces significant suitability constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Site Assessment Details

Council Reference	CFS282	Site Name	Land North of South Woodham Ferrers, SWF, Chelmsford
SLAA Reference	264	Observations	Footpath 24SWF runs through middle of site. Site falls within the buffer zone of SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	1		
Yield:	2539		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	CFS10	Site Name	Mount Maskall Generals Lane, Boreham Chelmsford Essex
SLAA Reference	266	Observations	Footpath FP 7BOR runs through the site, FP 8 BOR runs alongside the site and crosses with FP 15BOR at the south of the site. Mount Maskall is Grade II listed.
Category:	2		
Yield:	25		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Mount Maskall is Grade II listed.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 1	Site Name	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham, Chelmsford, Essex
SLAA Reference	315	Observations	Footpath 78 extends in a northerly direction through the site from Woodhouse Lane to Larks Lane. FP 29LTW runs north south through centre of site. TPO/2004/065 various points within south east of site. TPO/2001/040 adjacent to north east of site. Archaeological Site ARCSIT/1840 within centre of site. Grade 2 Listed Foxes and Maltings CBC/00715 adjacent to east of site. Grade 2 Listed Runnymede House adjacent to east of site. Grade 2 Listed Runnymede Cottage adjacent to east of site.
Category:	2		
Yield:	124		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 Listed Foxes and Maltings CBC/00715 adjacent to east of site. Grade 2 Listed Runnymede House CBC/00733 adjacent to east of site. Grade 2 Listed Runnymede Cottage adjacent to east of site. Archaeological Site ARCSIT/1840 within centre of site. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 2	Site Name	Land Rear Of 6 To 16 Highfields Mead, East Hanningfield, Chelmsford, Essex
SLAA Reference	316	Observations	FP 2EHF runs along western boundary and through western part of site. Site falls within buffer zone of SSSIs - Thrift Wood and Danbury Common
Category:	1		
Yield:	40		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 3	Site Name	Land South West Of Cloughs Cottage, Main Road, Boreham, Chelmsford, Essex
SLAA Reference	317	Observations	There is one Public Right of Way across the site. The Central Asset ID is PROW 213_39. The Feature Location: is a footpath from the A12 road, south west of the Cock Inn, in a southerly direction past FP38 to join FP40. PF 39BOR runs north-south through centre of the site. Grade 2 listed Chestnuts adjacent to western boundary of site. Conservation Area Boreham - Roman Road/Plantation Road covers western corner of site.
Category:	2		
Yield:	46		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 listed building CBC/00264, Chestnuts, Main Road - adjacent to western boundary of site. Conservation Area Boreham - Roman Road/Plantation Road covers western corner of site
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential).	

Site Assessment Details

Council Reference 15SLAA 5 **Site Name** Land North Of 189 Chignal Road, Chelmsford

Observations Grade 2 listed Crows Farmhouse adjacent to south of site.

SLAA Reference 319

Category: 2

Yield: 1

Density: 40
(per ha)

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Grade 2 listed building CBC/00171, Crows Farmhouse - adjacent to south of site

Site is potentially suitable but faces some constraints

Availability Criteria

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

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Achievability

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

Site most closely reflects Typology 6 - large, greenfield site,Chelmsford Outer Fringe (Mixed use including residential)

Site Assessment Details

Council Reference	15SLAA 6	Site Name	Hill House, Main Road, Rettendon Common, Chelmsford, Essex
SLAA Reference	320	Observations	TPO/2007/079 adjacent to eastern boundary of site. Site falls within within buffer zone of SSSI - Hanningfield Reservoir. Site falls within buffer zone of Special Protection Area, SSSI and RAMSAR Site - Crouch and Roach Estuaries.
Category:	1		
Yield:	459		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 7	Site Name	Southern Wood, London Road, Great Notley, Braintree, Essex
SLAA Reference	321	Observations	FP 4GLL adjacent to northern boundary of site. TPO/1990/021 adjacent to north west of site.
Category:	2		
Yield:	11		
Density: (per ha)	40		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Existing dwelling needs to be vacated
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 8	Site Name	38 Victoria Road, Writtle, Chelmsford
SLAA Reference	322	Observations	FP 17WRT runs adjacent to western boundary of site.
Category:	1		
Yield:	9		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 9	Site Name	Norwood, London Road, Great Notley, Braintree, Essex
SLAA Reference	323	Observations	
Category:	1		
Yield:	24		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 10	Site Name	Land South West Of Southernwood, London Road, Great Notley, Essex
SLAA Reference	324	Observations	
Category:	1		
Yield:	9		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 11	Site Name	Land South West Of Broadacres, Lodge Road, Bicknacre, Chelmsford, Essex
SLAA Reference	325	Observations	Site falls within buffer zone of SSSI - Thrift Wood. Site falls within buffer zone of Special Protection Area, SSSI and RAMSAR Site - Crouch and Roach Estuaries.
Category:	1		
Yield:	7		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 13	Site Name	Land Opposite 19 To 23 Church Green, Broomfield, Chelmsford, Essex
SLAA Reference	327	Observations	FP 14BRF enters east of site runs through site to NE corner. FP 15BRF runs adjacent to southern boundary of site. FP 10BRF runs to northern boundary of site. TPO/2005/069 at various points within site. TPO/2005/066 along southern boundary. TPO/2005/069 in south east corner of site. TPO/1976/003 adjacent to eastern boundary of site. TPO/2006/085 adjacent to east of site. LoWs St. Mary's Church adjacent to NE of site. Grade 2 Listed Broomfield Hall adjacent to north of site. Grade 2* Listed St Mary's Church adjacent to north east of site. Broomfield Conservation Area adjacent to north and east of site.
Category:	2		
Yield:	88		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 Listed Broomfield Hall adjacent to north of site. Grade 2* Listed St Mary's Church adjacent to north east of site. Broomfield Conservation Area adjacent to north and east of site. Archaeological Site ARCSIT/1910 adjacent to NE of site Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Entire site not within promoter's control Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential).

Site Assessment Details

Council Reference	15SLAA 16	Site Name	Land East Of Banters Lane, Banters Lane, Great Leighs, Chelmsford
SLAA Reference	328	Observations	FP 17GLL runs along northern boundary of site. FP 16GLL runs through northern section of site. FP 14GLL runs along eastern boundary and through southern section of site. FP 21GLL runs through southern section of site. TPO/2014/031 - a number of points along the south western boundary of site. TPO/2003/028 - number of points along western boundary of site. TPO/2002/118 - western boundary of site. TPO/2005/038 - along north western boundary. TPO/2005/037 - adjacent to north western boundary (Bushy Wood). Sandylay and Moat Woods (LoWs, Ancient Woodland, Essex Wildlife Trust Nature Reserve) adjacent to south east of site. Bushy/Breams Wood (LoWs and Ancient Woodland) adjacent to north west of site. Site falls within buffer zone of SSSI - River Ter. Site is adjacent to Banters Lane Industrial Area. Gubbions Hall is Grade 2 Listed.
Category:	2		
Yield:	1119		
Density: (per ha)	60		

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary
Other Suitability Considerations	Gubbions Hall is Grade 2 Listed (CBC/00468). Gubbions Hall Scheduled Monument 42022.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	15SLAA 17	Site Name	Land East Of Mill Lane, Great Leighs, Chelmsford, Essex
SLAA Reference	329	Observations	TPO/2011/003 along northern and western boundary of site. Site falls within buffer zone of SSSI - River Ter
Category:	1		
Yield:	7		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 18	Site Name	Land East Of 685A Galleywood Road, Chelmsford, Essex
SLAA Reference	330	Observations	TPO/2008/105 within eastern area of site.
Category:	2		
Yield:	8		
Density: (per ha)	40		

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

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Entire site not within promoter's control
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 19	Site Name	Land North Of St Swithins Cottages, Howe Green, Chelmsford, Essex
SLAA Reference	331	Observations	FP 5SAN runs along northern boundary of site. FP 22SAN runs along eastern boundary of site. FP 21SAN runs through eastern portion of site and along eastern boundary. LoWs Sandon Pit adjacent to northern boundary of site. The Grade 2 Sandon Hall lies to the north east of the site.
Category:	2		
Yield:	0		
Density: (per ha)	40		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	The Grade 2 Sandon Hall (CBC/00966; barn: CBC/00967) lies to the north east of the site and is to be restored as part of the development. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 16 - medium, greenfield, District Wide (B2 - General Industry only) AND
Site most closely reflects Typology 17 - medium, greenfield, District Wide (B8 - Storage or Distribution only)

Site Assessment Details

Council Reference	15SLAA 20	Site Name	Land North Of St Swithins Cottages, Howe Green, Chelmsford, Essex
SLAA Reference	332	Observations	FP 5SAN runs along northern boundary of site. FP 22SAN runs along eastern boundary of site. FP 21SAN runs through eastern portion of site and along eastern boundary. LoWs Sandon Pit adjacent to northern boundary of site. The Grade 2 Sandon Hall lies to the north east of the site.
Category:	2		
Yield:	302		
Density: (per ha)	60		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	The Grade 2 Sandon Hall (CBC/00966; barn: CBC/00967) lies to the north east of the site and is to be restored as part of the development. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	15SLAA 21	Site Name	National Grid Pylon 4VB042, Southend Road, Great Baddow, Chelmsford, Essex
SLAA Reference	333	Observations	FP 26SAN runs adjacent to eastern boundary of site.
Category:	2		
Yield:	138		
Density: (per ha)	60		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Entire site not within promoter's control.
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	15SLAA 22	Site Name	West Side Of Entrance To Wood Haven, North Hill, Little Baddow, Chelmsford, Essex
SLAA Reference	334	Observations	FP 10LBD runs adjacent to northern boundary of site. FP 57LBD runs adjacent to western boundary of site. FP 28LBD runs to southern boundary of site. TPO/1983/016 in south west corner of site. TPO/2009/065 adjacent to southern and eastern boundary of site. LoWs Heather Hills/Scrub Wood adjacent to southern and eastern boundary of site. Ancient Woodland Scrub Wood adjacent to south of site. Site falls within buffer zone of SSSIs - Blake's Wood & Lingwood Common and Walter Common. Grade 2 Listed Warren Farmhouse adjacent to north of site.
Category:	2		
Yield:	112		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade 2 Listed Warren Farmhouse adjacent to north of site.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 23	Site Name	Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers, Chelmsford
SLAA Reference	335	Observations	FP 24SWF runs through centre of site and along boundary. Bridleway 25SWF runs through centre of site and along northern boundary. Bushey Hill LoWs within central section of site and adjacent to northern boundary. Site falls within buffer zone of Crouch and Roach Estuaries Special Protection Area, SSSI and RAMSAR Site.
Category:	1		
Yield:	1169		
Density: (per ha)	60		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	15SLAA 25	Site Name	Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs, Chelmsford
SLAA Reference	337	Observations	TPO/2005/038 along southern and eastern boundary of site. Site is adjacent to Banters Lane Industrial Area.
Category:	1		
Yield:	42		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 28	Site Name	Land East Of 52 Main Road, Great Leighs, Chelmsford, Essex
SLAA Reference	339	Observations	FP 38GLL cuts through southern section of the site. FP 39GLL runs through site and along western boundary. Bridleway 12GLL runs adjacent to north of site. TPO/2008/046 adjacent to south of site. Site falls within SSSI buffer zone - River Ter. Grade 2 listed building Vixen Tor adjacent to west of site. Grade 2 listed building Chatley adjacent to west of site.
Category:	2		
Yield:	218		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 listed building Vixen Tor CBC/00455 adjacent to west of site. Grade 2 listed building Chatley CBC/00454 adjacent to west of site.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 29	Site Name	Land North West Of Blatch Cote, White Elm Road, Bicknacre, Chelmsford, Essex
SLAA Reference	340	Observations	TPO/2000/032 within and adjacent to southern and eastern sections of site. Site falls within buffer zone of SSSIs - Thrift Wood and Danbury Common.
Category:	1		
Yield:	13		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 31	Site Name	Former University Land, Park Road, Chelmsford
SLAA Reference	342	Observations	Cycle Route 41 cuts through centre of the site. TPO/2001/49 along southern boundary and adjacent to eastern boundary. TPO/2001/102 along western boundary of site. Other Green Space: CTCAAP ARU Central Campus. Site covered by Central Park Open Space. Western boundary of site is within Chelmsford West End Conservation Area.
Category:	2		
Yield:	97		
Density: (per ha)	160		

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

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site not within promoter's ownership
	Site is potentially available

Achievability

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

Site Assessment Details

Council Reference	15SLAA 32	Site Name	Land South Of Southwood House, Woodhouse Lane, Little Waltham, Chelmsford, Essex
SLAA Reference	343	Observations	
Category:	1		
Yield:	2		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 33	Site Name	Land South Of Woodlands, East Hanningfield Road, Sandon, Chelmsford, Essex
SLAA Reference	344	Observations	Site falls within buffer zone of SSSI - Danbury Common.
Category:	1		
Yield:	7		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 34	Site Name	Highwater Farm, Main Road, East Hanningfield, Chelmsford, Essex
SLAA Reference	345	Observations	FP 3EHF runs north south through centre of site. Site falls within buffer zone of SSSIs - Thriftwood and Danbury Common.
Category:	1		
Yield:	439		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 36	Site Name	Land East Of The Pumping Station, Old Church Road, East Hanningfield, Chelmsford, Essex
SLAA Reference	347	Observations	TPO/2014/014 along western boundary of site and point on northern boundary. Site falls within buffer zone of SSSI, RAMSAR Site and Special Protection Area - Crouch and Roach Estuaries.
Category:	2		
Yield:	14		
Density: (per ha)	35		

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

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Entire site not within promoter's control
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 40	Site Name	Land North East Of Meadow Road, Rettendon, Chelmsford, Essex
SLAA Reference	351	Observations	FP 31RET runs through eastern section of site and along eastern boundary. FP 19RET runs along southern boundary of site. Site falls within buffer zone of SSSI, RAMSAR Site and Special Protection Area - Crouch and Roach Estuaries.
Category:	1		
Yield:	1218		
Density: (per ha)	60		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	15SLAA 41	Site Name	The Island Car Park, High Bridge Road, Chelmsford, Essex
SLAA Reference	352	Observations	Cycle Route 40 runs to south of site. Cycle Route 39 runs along southern boundary of site. Cycle route 42 runs through site. Cycle Route 33 runs along eastern boundary of site. Majority of site is within Chelmer and Blackwater Navigation Conservation Area.
Category:	3		
Yield:	27		
Density: (per ha)	160		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	0: Over 50% of site area is within Flood Zone 3a
AQMA Constraints	0: Site within 200m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Majority of site is within Chelmer and Blackwater Navigation Conservation Area.
	Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site currently in use as car park. Existing use to be included to be included in redevelopment

Achievability

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

Site Assessment Details

Council Reference	15SLAA 42	Site Name	Land Adjacent White Cottage, South Street, Great Waltham, Chelmsford, Essex
SLAA Reference	353	Observations	Grade 2 listed South House Manor to west of site. Grade 2 listed White Cottage is adjacent to east of site. Site is entirely within Great Waltham Conservation Area
Category:	2		
Yield:	2		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	20 metres west of the plot is Grade 2 listed building - CBC/00209. Grade 2 listed White Cottage is adjacent to east of site - CBC/00208. Site is entirely within Great Waltham Conservation Area
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Entire site not within promoter's control
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	15SLAA 43	Site Name	7 St Giles, Moor Hall Lane, Bicknacre, Chelmsford, Essex
SLAA Reference	354	Observations	TPO/2004/023 at various locations within western portion of the site. Site falls within buffer zone of SSSIs - Thrift Wood and Danbury Common.
Category:	1		
Yield:	178		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 45	Site Name	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road, Danbury, Chelmsford
SLAA Reference	356	Observations	FP 38DAN runs through centre of site. TPOs adjacent to western boundary of site: TPO/2008/043, TPO/2007/046, TPO/2007/043. Site falls within buffer zone of SSSIs - Danbury Common, Woodham Walter Common and Blake's Wood and Lingwood Common.
Category:	2		
Yield:	689		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Council Reference :	15SLAA 46	Site Name Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex
SLAA Reference	357	Observations FP 42DAN runs adjacent to west of site. TPO/2013/013 covers south eastern section of site. TPO/2013/017 and TPO/1982/005 adjacent to north of site. Site falls within buffer zone of SSSIs - Thrift Wood and Danbury Common.
Category:	1	
Yield:	53	
Density: (per ha)	40	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site currently in use for other purposes - existing use on short term contracts, can vacate quickly
	Site is available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 47	Site Name	Sports Centre, Partridge Green, Broomfield, Chelmsford, Essex
SLAA Reference	358	Observations	FP 77GTW runs adjacent to northern boundary of site. FP 1BRF runs to western boundary of site. TPO/2015/010 adjacent to eastern boundary of site. LoWs and Ancient Woodland Sparrowhawk Wood adjacent to eastern boundary of site.
Category:	2		
Yield:	312		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Existing use needs to vacate the site and alternative location for sports ground must be found
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 48	Site Name	Land South Of Rough Hill Complex, The Tye, East Hanningfield, Chelmsford, Essex
SLAA Reference	359	Observations	FP 11EHF cuts through centre of the site. TPO/2016/016 covers area along northern and eastern boundary of site. TPO/1975/039 relates to a number of trees adjacent to west of site. Site falls within buffer zone of SSSI, RAMSAR Site and Special Protection Area - Crouch and Roach Estuaries.
Category:	1		
Yield:	223		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Site Assessment Details

Council Reference	15SLAA 49	Site Name	Land East Of Little Fields And North Of Maldon Road
SLAA Reference	360	Observations	TPO/2004/016 relates to a number of trees along western boundary of site. Site falls within buffer zone of SSSIs - Woodham Walter Common and Blake's Wood and Lingwood Common. Grade 2 listed Garlands Farmhouse adjacent to north east of site.
Category:	2		
Yield:	165		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 listed Garlands Farmhouse CBC/00402 adjacent to north east of site.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	17SLAA 1	Site Name	Storage Adjacent Pond View
		Observations	Half of site within DSB.
SLAA Reference	362		
Category:	2		
Yield:	11		
Density: (per ha)	40		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Existing uses need to vacate the site
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	17SLAA 3	Site Name	Land West Of Peartree Cottage Braintree Road
		Observations	Site falls within the buffer zone of SSSI - River Ter
SLAA Reference	363		
Category:	2		
Yield:	19		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	17SLAA 4	Site Name	Land North Of Baileys Cottage Chatham Green
		Observations	Site falls within the buffer zone of SSSI - River Ter
SLAA Reference	364		
Category:	1		
Yield:	26		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Site Assessment Details

Council Reference	17SLAA 7	Site Name	Land South Of Windmill Farm Back Lane
SLAA Reference	367	Observations	Grade 2 Listed Huntingdon's Farm House adjacent west of site on opposite side of Back Lane. Gas pipeline buffer zone within site.
Category:	2		
Yield:	47		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 Listed Huntingdon's Farm House adjacent west of site on opposite side of Back Lane Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	17SLAA 10	Site Name	Storage Land Old Chase Farm
SLAA Reference	369	Observations	PROW 217_42 runs adjacent to west of site. TPO/2013/013 covers south eastern section of site. TPO/2013/017 and TPO/1982/005 adjacent to north of site. Slough House Wood LoWs and Ancient Woodland adjacent to east of site. Site falls within the buffer zone of SSSIs Thrift Wood and Danbury Common.
Category:	1		
Yield:	83		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site currently in use for other purposes - existing use on short term contracts, can vacate quickly
	Site is available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	17SLAA 11	Site Name	Land North Of Cranham Road Little Waltham
SLAA Reference	370	Observations	PROW 225_60 adjacent to eastern boundary of site. TPO/2003/076 runs along northern boundary of site. TPO/1978/005 runs along southern boundary of site.
Category:	3		
Yield:	0		
Density: (per ha)	40		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	1: Poor achievability (cannot be used in first ten years)
Site most closely reflects Typology 16 - medium, greenfield, District Wide (B2 - General Industry only)	

Site Assessment Details

Council Reference	17SLAA 12	Site Name	Bushy Hill Communication Station Edwins Hall Road
SLAA Reference	371	Observations	Site falls within buffer zone of SSSI, Special Protection Area and RAMSAR Site - Crouch and Roach Estuaries. Bushy Hill LoWs surrounds the site. PRow 261/17 runs along southern boundary of the site.
Category:	1		
Yield:	39		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	17SLAA 14	Site Name	Land South West Of Sunnyfields School School Lane
SLAA Reference	373	Observations	PROW 221_28 runs along northern boundary of the south west field. PROW 221_8 runs along northern boundary of northern field. Site falls within buffer zone of SSSI - River Ter. Grade 2 Listed Chadwick Farmhouse adjoins the north east field.
Category:	2		
Yield:	163		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 Listed Chadwick Farmhouse adjoins the north east field. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	17SLAA 20	Site Name	Eastwood House Glebe Road
SLAA Reference	379	Observations	PROW 215_83 runs to opposite of site. Chelmsford West End Conservation Area adjacent to south west of site.
Category:	2		
Yield:	119		
Density: (per ha)	60		

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

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Existing uses need to vacate the site. Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 2 - medium, brownfield, Central Chelmsford but with mix of some townhouses and apartments	

Site Assessment Details

Council Reference	17SLAA 21	Site Name	Land South East Of 36 Castle Close And North West Of 42 Catherines Close
		Observations	Site falls within buffer zone of SSSI - River Ter.
SLAA Reference	380		
Category:	1		
Yield:	53		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	17SLAA 22	Site Name	Livery Stables Fulbourne Farm
SLAA Reference	381	Observations	PROW 221_25 runs along eastern boundary of site. Site falls within buffer zone of SSSI - River Ter. Grade 2 Listed Fulbourne Farm adjacent to west of site. Grade 2 Listed Fulbourne Cottage adjacent to north east of site.
Category:	2		
Yield:	198		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 Listed Fulbourne Farm adjacent to west of site. Grade 2 Listed Fulbourne Cottage adjacent to north east of site. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	17SLAA 23	Site Name	Land North Of Paulk Hall Lane
		Observations	Site falls within buffer zone of SSSI - River Ter.
SLAA Reference	382		
Category:	1		
Yield:	293		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	17SLAA 24	Site Name	Land Around Sewage Works Goodmans Lane
SLAA Reference	383	Observations	PROW 221_38 runs through site and along boundary. PROW 221_40 runs through site and along boundary. TPO/2008/046 within site. Site falls within buffer zone of SSSI - River Ter.
Category:	1		
Yield:	99		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	17SLAA 25	Site Name	Land South East Of Main Road
		Observations	Site falls within buffer zone of SSSI - River Ter.
SLAA Reference	384		
Category:	2		
Yield:	24		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade 2 Listed Kitscroft adjacent to north west of site.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	17SLAA 26	Site Name	Land East Of The Crescent
		Observations	Site falls within buffer zone of SSSI - River Ter.
SLAA Reference	385		
Category:	3		
Yield:	0		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Whole site is within Chelmsford North East Bypass Safeguarded Corridor
	Site faces significant suitability constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	17SLAA 27	Site Name	Little Boyton Hall Farm Boyton Hall Lane
SLAA Reference	386	Observations	PROW 230_11 runs through site and adjacent to eastern boundary. PROW 230_12 runs to southern boundary of site. PROW 230_34 runs through access road. PROW 230_40 runs along access road. TPO/1987/026 various points within the site. Grade 2 Listed Little Boyton Hall within site. Oil/gas pipeline runs through site. Gas pipeline buffer zone within site.
Category:	2		
Yield:	0		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade 2 Listed Little Boyton Hall within site.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Existing commercial tenants need to vacate site.
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site promoted for employment uses	

Site Assessment Details

Council Reference	17SLAA 29	Site Name	Bilton Road Chelmsford
SLAA Reference	388	Observations	PROW 215_116 runs along northern boundary of site. TPO/2002/067 and TPO/2003/095 adjacent to north of site.
Category:	2		
Yield:	170		
Density: (per ha)	65		

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

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Existing uses need to be vacated
	Site is potentially available

Achievability

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

Site Assessment Details

Council Reference	17SLAA 30	Site Name	Land North Of Communication Station At Bushy Hill Edwins Hall Road
SLAA Reference	389	Observations	PROW 298_24 runs through the site from the northern boundary. Bridleway PROW 298_25 runs along southern boundary of site. Bridleway PROW 261_17 runs to southern boundary of site. TPO/2009/048 adjacent to west of site. Site falls within buffer zone of SSSI, Special Protection Area and RAMSAR Site - Crouch and Roach Estuaries. Bushy Hill LoWs adjacent to south west of site.
Category:	2		
Yield:	1152		
Density: (per ha)	60		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade 2* listed Edwins Hall adjacent to north of site.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
	Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)

Site Assessment Details

Council Reference	17SLAA 31	Site Name	Land South East Of Fortune Cottage School Lane
SLAA Reference	390	Observations	Site falls within buffer zone of SSSI - River Ter. Grade 2 Listed Fortune Cottage adjacent to north of site. Grade 2 Listed Hobby Croft (formally Field View) and Creeds Twine opposite site.
Category:	2		
Yield:	11		
Density: (per ha)	40		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade 2 Listed Fortune Cottage adjacent to north of site. Grade 2 Listed Hobby Croft (formally Field View) and Creeds Twine opposite site. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	17SLAA 32	Site Name	Unit 1 The Apple Store Chantry Farm
SLAA Reference	391	Observations	Path Number 20 is to the north and east on neighbouring land. Path 17 is to the west of the site, again on neighbouring land. Please see submissions previously made to the Council under SLAA reference 75.
Category:	1		
Yield:	45		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	18SLAA 2	Site Name	Unit 5 Chaseside Nursery
SLAA Reference	393	Observations	PROW 221_10 runs along northern boundary and through the site. Site falls within buffer zone of SSSI - River Ter. Grade 2 listed Hobby Croft adjacent to site. Grade 2 listed Fortune Cottage opposite site.
Category:	2		
Yield:	99		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade 2 listed Hobby Croft adjacent to site. Grade 2 listed Fortune Cottage opposite site.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Existing use needs to vacate the site
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	18SLAA 3	Site Name	Pondside Nursery And Yard Chatham Green
SLAA Reference	394	Observations	Site falls within buffer zone of SSSI - River Ter.
Category:	1		
Yield:	5		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Site Assessment Details

Council Reference	18SLAA 4	Site Name	Land North Of Elm Green Lane
SLAA Reference	395	Observations	Footpath PROW 217_11 runs to south west corner of site. Bridleway PROW 217_3 runs along northern boundary. TPO/1983/013 and TPO/1979/009 within south west corner of site. TPO/1980/001 adjacent to eastern boundary of site. TPO/2003/022 opposite southern boundary of site. TPO/2010/008 adjacent to north of site. Site falls within buffer zone of SSSIs - Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common. Danbury Conservation Area adjacent to south east of site. Grade 2 Registered Riffhams Park and Garden of Special Historic Interest adjacent to west of site.
Category:	2		
Yield:	339		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Danbury Conservation Area adjacent to south east of site. Grade 2 Registered Riffhams Park and Garden of Special Historic Interest adjacent to west of site. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	18SLAA 7	Site Name	Footpath Rear Of Quilp Drive
SLAA Reference	398	Observations	Footpath 50BRF runs along southern boundary of site. Footpath 21BRF runs through centre of the site. Footpath 101CFD runs to southern boundary of site. Footpath 25BRF runs to south west corner of site. TPO/2003/004 and TPO/2002/020 adjacent to south of site. TPO/1986/025 adjacent to east of site. Grade 2 listed 141 to 145 Patching Hall Lane adjacent to site.
Category:	2		
Yield:	138		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Grade 2 listed 141 to 145 Patching Hall Lane adjacent to site.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference 18SLAA 8 **Site Name** Land North Of Oat Leys

Observations

SLAA Reference 399

Category: 1

Yield: 43

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

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

Other Availability Considerations

Achievability

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

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	18SLAA 9	Site Name	Land South Of Mashbury Road
SLAA Reference	400	Observations	Footpath 32CHG runs through site. Footpath 31CHG runs along northern boundary of site. Footpath 23WRT runs along western boundary of site.
Category:	2		
Yield:	84		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	18SLAA 11	Site Name	Land South West Of Broomfield Place Main Road
SLAA Reference	401	Observations	TPO/2002/129 and TPO/2001/026 along southern boundary of site. TPO/2001/036 opposite east of site. TPO/2008/011 adjacent to eastern boundary. Grade 2 listed Parsonage Farm Outbuildings and Barn, and Parsonage House adjacent to north of site.
Category:	2		
Yield:	613		
Density: (per ha)	60		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Grade 2 listed Parsonage Farm Outbuildings and Barn, and Parsonage House adjacent to north of site. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	18SLAA 12	Site Name	Land West Of Blue Cottage Chignal Road
SLAA Reference	402	Observations	Footpath 26CHG runs through centre of the site. TPO/2002/019 opposite east of site. Grade 2 Listed Brick Barns Farm and Barn opposite south of site. Grade 2* Listed Chobbings Farm and Grade 2 Listed Chobbings Barn and Granary adjacent to east of site.
Category:	2		
Yield:	762		
Density: (per ha)	60		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Grade 2 Listed Brick Barns Farm and Barn opposite south of site. Grade 2* Listed Chobbings Farm and Grade 2 Listed Chobbings Barn and Granary adjacent to east of site. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)	

Site Assessment Details

Council Reference	18SLAA 13	Site Name	Land West Of Avon Road
SLAA Reference	403	Observations	Footpaths 26CHG, 32CHG, 25WRT, 29WRT and 45CFD run through site. Footpath 31CHG runs adjacent to site. TPO/2004/045 within site and along eastern boundary. Grade 2 Listed Brick Barns Farm and Barn adjacent to north of site.
Category:	2		
Yield:	766		
Density: (per ha)	40		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	18SLAA 14	Site Name	Land North Of The Larthinqs
SLAA Reference	404	Observations	Footpath 35CHG and 20BRF runs through site. FP 45CHG runs to southern boundary of site. TPO/2014/019 opposite southern boundary of site. Grade 2* Listed Chobbings Farm and Grade 2 Listed Chobbings Barn and Granary adjacent to west of site.
Category:	2		
Yield:	268		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Grade 2* Listed Chobbings Farm and Grade 2 Listed Chobbings Barn and Granary adjacent to west of site. Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference 18SLAA 16 **Site Name** Land Adjacent To Weighbridge Site Brook Street

Observations

SLAA Reference 405

Category: 2

Yield: 214

Density: 140
(per ha)

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	0: Treatment expected to be required on the majority of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Existing use needs to vacate the site Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 2 - medium, brownfield, Central Chelmsford but with mix of some townhouses and apartments

Site Assessment Details

Council Reference	18SLAA 17	Site Name	Land North Of The A12 East Of Southend Road
SLAA Reference	406	Observations	High pressure gas pipeline and buffer within site.
Category:	3		
Yield:	143		
Density: (per ha)	35		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	1: 25% - 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)	

Site Assessment Details

Council Reference	18SLAA 20	Site Name	Land North East Of 55 - 65 Peartree Lane
SLAA Reference	409	Observations	TPO/2000/032 within north east corner of site. Site falls within buffer zone of SSSIs - Danbury Common and Thrift Wood.
Category:	2		
Yield:	36		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)